Local Market Update for February 2026

A Research Tool Provided by the Greater San Diego Association of REALTORS®

92173

San Ysidro

Detached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	4	**2**	- 50.0%	6	**2**	- 66.7%
Pending Sales	1	**1**	0.0%	1	**3**	+ 200.0%
Closed Sales	1	**0**	- 100.0%	3	**1**	- 66.7%
Median Sales Price*	$730,000	—	—	$795,000	**$675,000**	- 15.1%
Percent of Original List Price Received*	92.4%	—	—	98.8%	**112.5%**	+ 13.9%
Days on Market Until Sale	59	—	—	43	**8**	- 81.4%
Inventory of Homes for Sale	8	**3**	- 62.5%	—	—	—
Months Supply of Inventory	3.8	**1.2**	- 68.4%	—	—	—

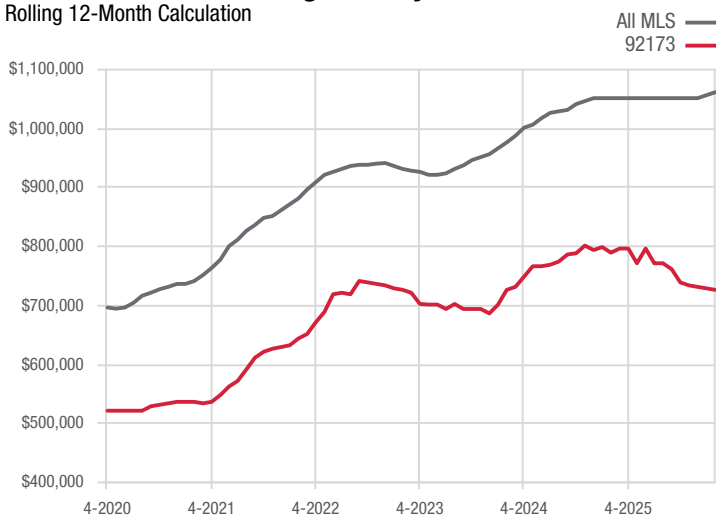
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	5	**2**	- 60.0%	8	**6**	- 25.0%
Pending Sales	0	**0**	0.0%	2	**5**	+ 150.0%
Closed Sales	2	**3**	+ 50.0%	2	**3**	+ 50.0%
Median Sales Price*	$376,026	**$535,000**	+ 42.3%	$376,026	**$535,000**	+ 42.3%
Percent of Original List Price Received*	83.7%	**96.8%**	+ 15.7%	83.7%	**96.8%**	+ 15.7%
Days on Market Until Sale	64	**72**	+ 12.5%	64	**72**	+ 12.5%
Inventory of Homes for Sale	12	**7**	- 41.7%	—	—	—
Months Supply of Inventory	4.3	**2.6**	- 39.5%	—	—	—

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

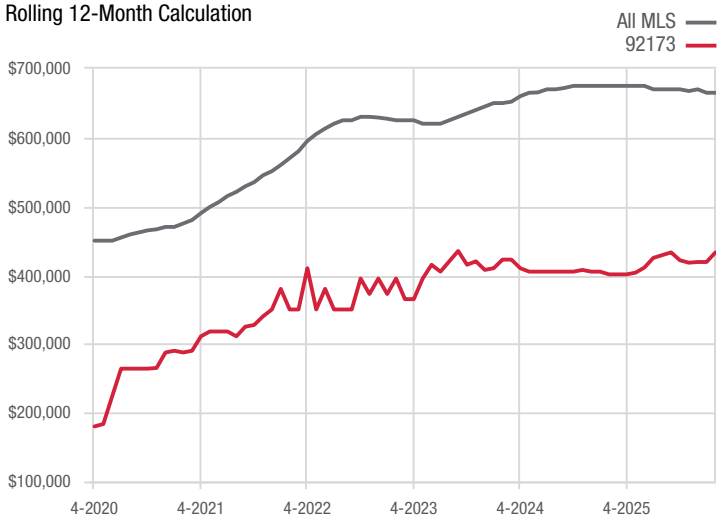
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



SAN DIEGO | MLS

Current as of March 5, 2026. All data from the San Diego MLS. Report © 2026 ShowingTime Plus, LLC. Percent changes are calculated using rounded figures.