Local Market Update for April 2026

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

92115

College

Detached	April			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 4-2025**	**Thru 4-2026**	**% Change**
New Listings	39	**28**	- 28.2%	121	**109**	- 9.9%
Pending Sales	20	**21**	+ 5.0%	69	**72**	+ 4.3%
Closed Sales	22	**16**	- 27.3%	63	**60**	- 4.8%
Median Sales Price*	$1,000,000	**$845,000**	- 15.5%	$1,050,000	**$960,000**	- 8.6%
Percent of Original List Price Received*	96.5%	**100.0%**	+ 3.6%	98.2%	**97.5%**	- 0.7%
Days on Market Until Sale	24	**26**	+ 8.3%	29	**31**	+ 6.9%
Inventory of Homes for Sale	45	**44**	- 2.2%	—	**—**	—
Months Supply of Inventory	2.4	**2.2**	- 8.3%	—	**—**	—

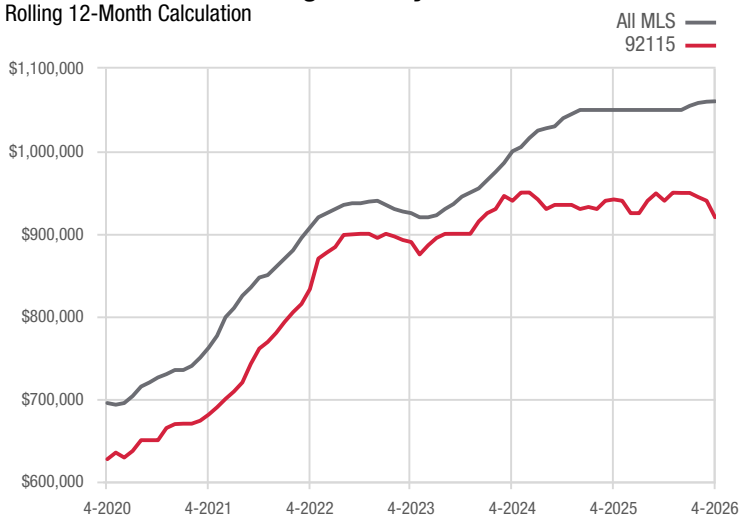
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	April			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 4-2025**	**Thru 4-2026**	**% Change**
New Listings	23	**17**	- 26.1%	74	**88**	+ 18.9%
Pending Sales	7	**14**	+ 100.0%	39	**42**	+ 7.7%
Closed Sales	11	**6**	- 45.5%	40	**35**	- 12.5%
Median Sales Price*	$400,000	**$461,000**	+ 15.3%	$450,000	**$477,900**	+ 6.2%
Percent of Original List Price Received*	98.6%	**99.4%**	+ 0.8%	98.6%	**99.1%**	+ 0.5%
Days on Market Until Sale	25	**26**	+ 4.0%	35	**46**	+ 31.4%
Inventory of Homes for Sale	39	**47**	+ 20.5%	—	**—**	—
Months Supply of Inventory	3.5	**3.9**	+ 11.4%	—	**—**	—

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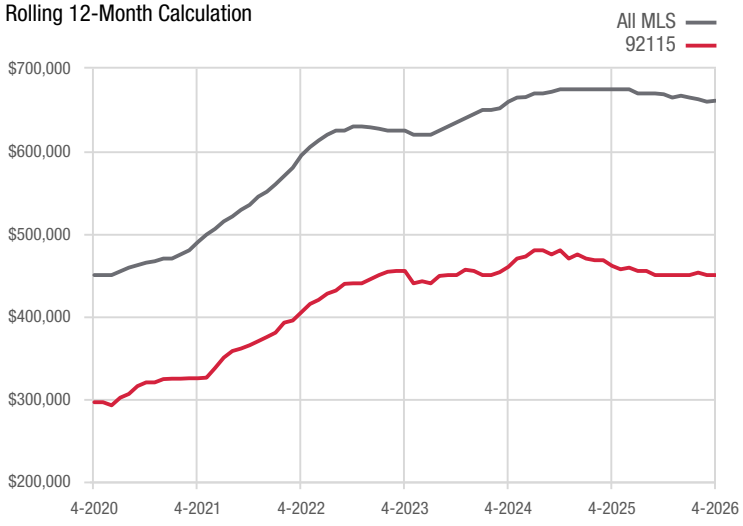
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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Current as of May 6, 2026. All data from the San Diego MLS. Report © 2026 ShowingTime Plus, LLC. Percent changes are calculated using rounded figures.