Local Market Update for July 2026

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

92105

City Heights

Detached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	22	**20**	- 9.1%	133	**128**	- 3.8%
Pending Sales	9	**13**	+ 44.4%	65	**84**	+ 29.2%
Closed Sales	6	**10**	+ 66.7%	62	**80**	+ 29.0%
Median Sales Price*	$758,500	**$750,000**	- 1.1%	$730,000	**$740,000**	+ 1.4%
Percent of Original List Price Received*	97.3%	**102.2%**	+ 5.0%	99.6%	**100.1%**	+ 0.5%
Days on Market Until Sale	22	**21**	- 4.5%	21	**25**	+ 19.0%
Inventory of Homes for Sale	31	**29**	- 6.5%	—	**—**	—
Months Supply of Inventory	2.9	**2.6**	- 10.3%	—	**—**	—

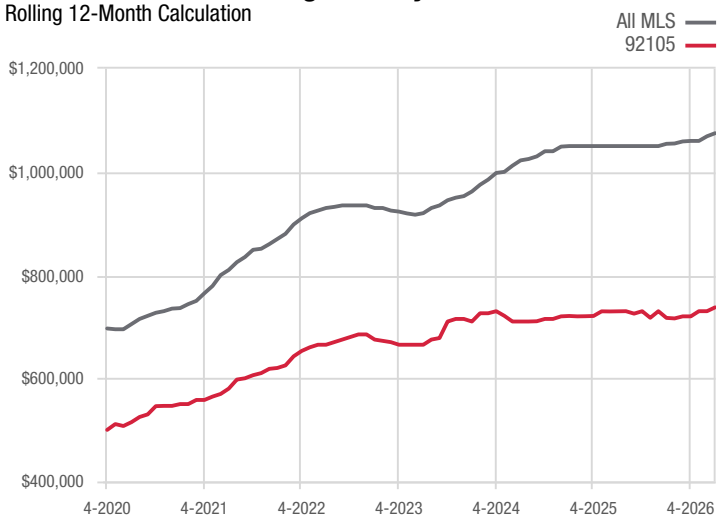
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	11	**10**	- 9.1%	90	**80**	- 11.1%
Pending Sales	8	**5**	- 37.5%	46	**44**	- 4.3%
Closed Sales	4	**4**	0.0%	39	**49**	+ 25.6%
Median Sales Price*	$392,500	**$412,000**	+ 5.0%	$459,000	**$450,000**	- 2.0%
Percent of Original List Price Received*	100.2%	**99.3%**	- 0.9%	99.3%	**99.1%**	- 0.2%
Days on Market Until Sale	50	**41**	- 18.0%	39	**45**	+ 15.4%
Inventory of Homes for Sale	34	**30**	- 11.8%	—	**—**	—
Months Supply of Inventory	5.7	**4.1**	- 28.1%	—	**—**	—

* 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.

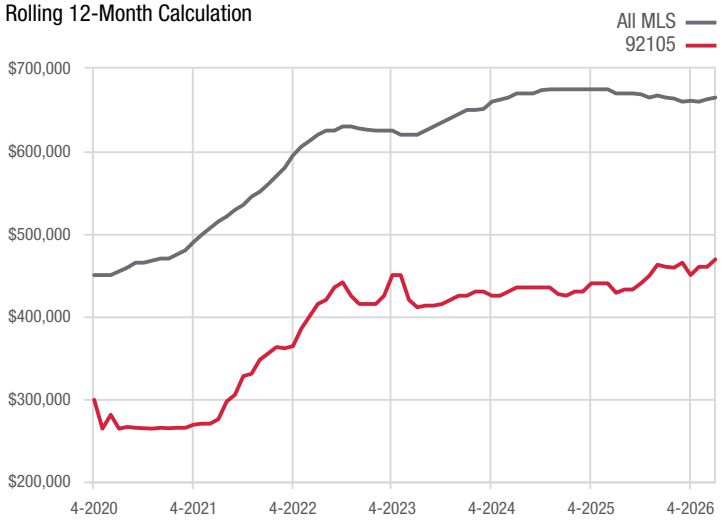
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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