Local Market Update for August 2026

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

92105

City Heights

Detached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	14	**13**	- 7.1%	145	**137**	- 5.5%
Pending Sales	12	**11**	- 8.3%	77	**94**	+ 22.1%
Closed Sales	10	**10**	0.0%	72	**91**	+ 26.4%
Median Sales Price*	$645,000	**$712,500**	+ 10.5%	$716,500	**$739,900**	+ 3.3%
Percent of Original List Price Received*	98.2%	**100.6%**	+ 2.4%	99.4%	**100.1%**	+ 0.7%
Days on Market Until Sale	20	**46**	+ 130.0%	21	**28**	+ 33.3%
Inventory of Homes for Sale	24	**21**	- 12.5%	—	—	—
Months Supply of Inventory	2.4	**1.9**	- 20.8%	—	—	—

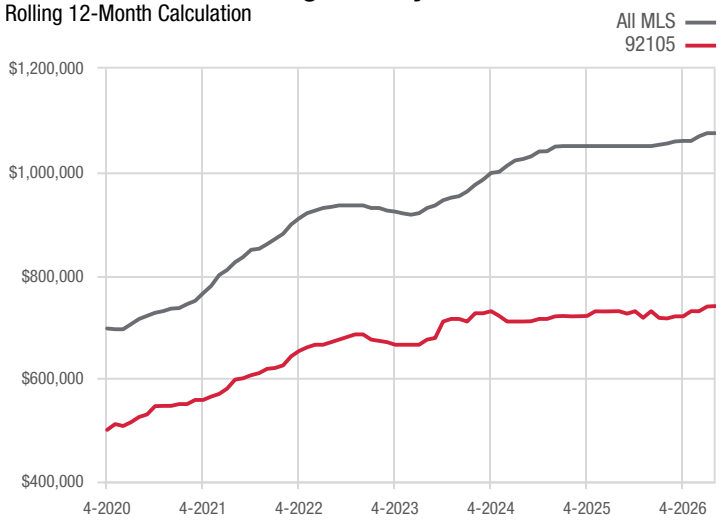
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	17	**8**	- 52.9%	108	**90**	- 16.7%
Pending Sales	9	**3**	- 66.7%	55	**47**	- 14.5%
Closed Sales	8	**3**	- 62.5%	47	**52**	+ 10.6%
Median Sales Price*	$675,000	**$360,000**	- 46.7%	$460,000	**$447,500**	- 2.7%
Percent of Original List Price Received*	97.6%	**96.2%**	- 1.4%	99.0%	**99.0%**	0.0%
Days on Market Until Sale	48	**85**	+ 77.1%	41	**47**	+ 14.6%
Inventory of Homes for Sale	30	**23**	- 23.3%	—	—	—
Months Supply of Inventory	4.7	**3.4**	- 27.7%	—	—	—

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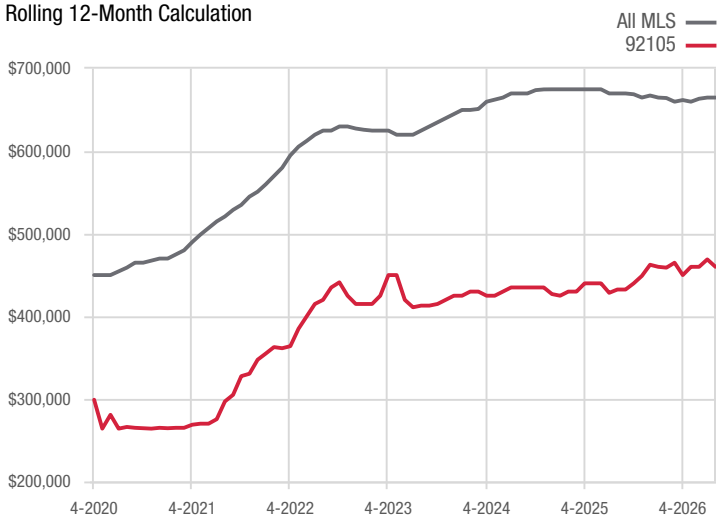
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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