Local Market Update for August 2026

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

92110

Morena

Detached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	16	**11**	- 31.3%	126	**107**	- 15.1%
Pending Sales	12	**5**	- 58.3%	72	**66**	- 8.3%
Closed Sales	8	**9**	+ 12.5%	65	**61**	- 6.2%
Median Sales Price*	$1,817,500	**$1,611,000**	- 11.4%	$1,585,000	**$1,590,000**	+ 0.3%
Percent of Original List Price Received*	88.1%	**100.5%**	+ 14.1%	96.9%	**99.7%**	+ 2.9%
Days on Market Until Sale	68	**17**	- 75.0%	37	**24**	- 35.1%
Inventory of Homes for Sale	21	**15**	- 28.6%	—	**—**	—
Months Supply of Inventory	2.9	**2.0**	- 31.0%	—	**—**	—

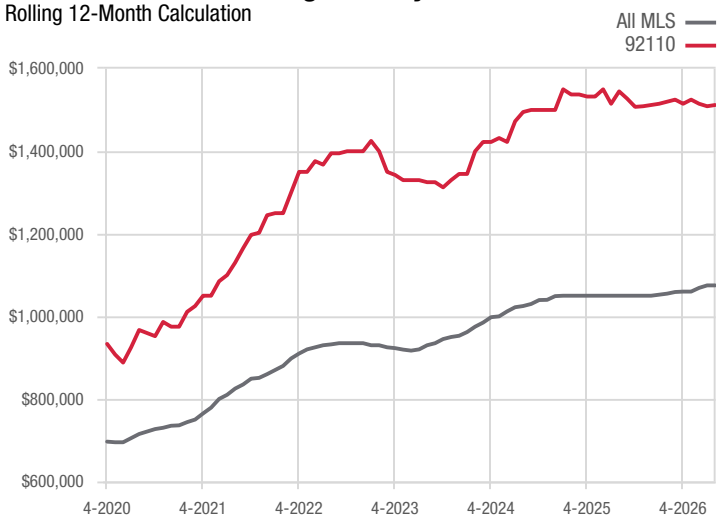
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	31	**18**	- 41.9%	178	**199**	+ 11.8%
Pending Sales	18	**16**	- 11.1%	97	**117**	+ 20.6%
Closed Sales	17	**10**	- 41.2%	89	**108**	+ 21.3%
Median Sales Price*	$520,000	**$645,000**	+ 24.0%	$649,000	**$610,000**	- 6.0%
Percent of Original List Price Received*	95.9%	**98.0%**	+ 2.2%	97.5%	**96.4%**	- 1.1%
Days on Market Until Sale	33	**42**	+ 27.3%	35	**44**	+ 25.7%
Inventory of Homes for Sale	56	**41**	- 26.8%	—	**—**	—
Months Supply of Inventory	5.1	**3.0**	- 41.2%	—	**—**	—

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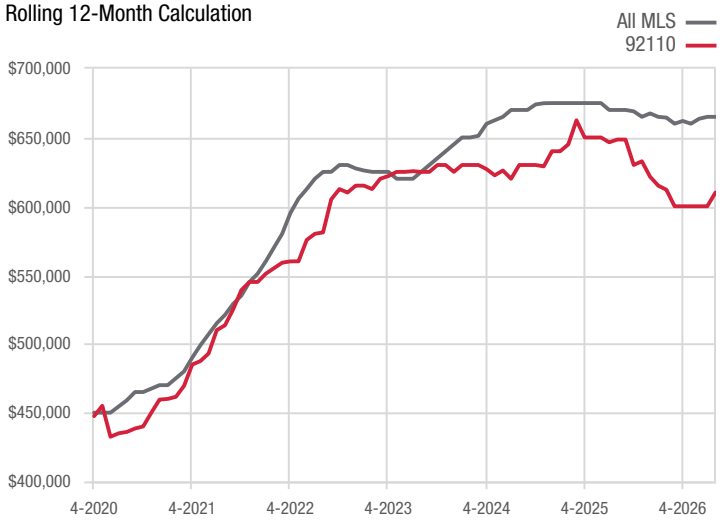
Median Sales Price - Single Family

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.