Local Market Update for August 2026

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

92115

College

Detached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	35	**49**	+ 40.0%	280	**257**	- 8.2%
Pending Sales	18	**24**	+ 33.3%	164	**151**	- 7.9%
Closed Sales	30	**15**	- 50.0%	156	**135**	- 13.5%
Median Sales Price*	$909,750	**$1,000,000**	+ 9.9%	$965,000	**$970,000**	+ 0.5%
Percent of Original List Price Received*	98.8%	**96.6%**	- 2.2%	98.2%	**97.4%**	- 0.8%
Days on Market Until Sale	27	**35**	+ 29.6%	28	**34**	+ 21.4%
Inventory of Homes for Sale	54	**55**	+ 1.9%	—	**—**	—
Months Supply of Inventory	2.7	**2.9**	+ 7.4%	—	**—**	—

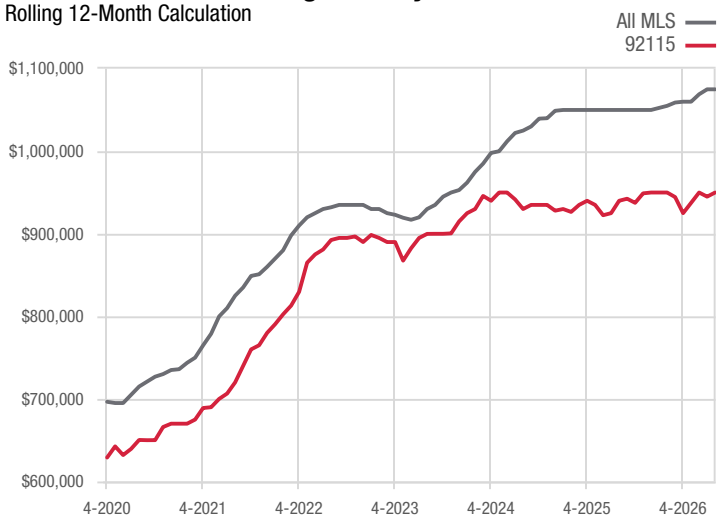
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	29	**21**	- 27.6%	198	**184**	- 7.1%
Pending Sales	15	**8**	- 46.7%	88	**82**	- 6.8%
Closed Sales	15	**6**	- 60.0%	87	**79**	- 9.2%
Median Sales Price*	$511,750	**$413,500**	- 19.2%	$450,000	**$473,000**	+ 5.1%
Percent of Original List Price Received*	96.5%	**96.9%**	+ 0.4%	98.3%	**98.7%**	+ 0.4%
Days on Market Until Sale	47	**58**	+ 23.4%	40	**45**	+ 12.5%
Inventory of Homes for Sale	62	**48**	- 22.6%	—	**—**	—
Months Supply of Inventory	5.3	**4.2**	- 20.8%	—	**—**	—

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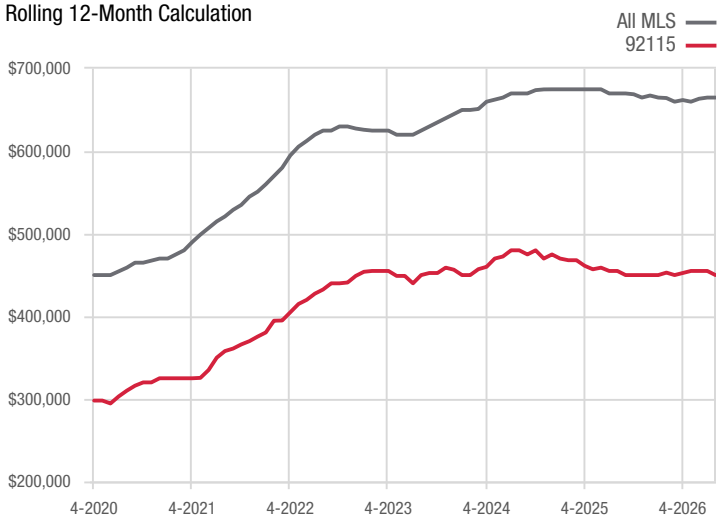
Median Sales Price - Single Family

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.