# Local Market Update for August 2026

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

# 92121

## Sorrento Valley

| Detached | August | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 8-2025** | **Thru 8-2026** | **% Change** |
| New Listings | 1 | **2** | + 100.0% | 13 | **9** | - 30.8% |
| Pending Sales | 3 | **2** | - 33.3% | 10 | **7** | - 30.0% |
| Closed Sales | 3 | **1** | - 66.7% | 9 | **5** | - 44.4% |
| Median Sales Price* | $1,735,000 | **$1,790,000** | + 3.2% | $1,735,000 | **$1,700,000** | - 2.0% |
| Percent of Original List Price Received* | 94.8% | **105.4%** | + 11.2% | 95.8% | **98.1%** | + 2.4% |
| Days on Market Until Sale | 26 | **92** | + 253.8% | 26 | **59** | + 126.9% |
| Inventory of Homes for Sale | 1 | **0** | - 100.0% | — | — | — |
| Months Supply of Inventory | 0.6 | — | — | — | — | — |

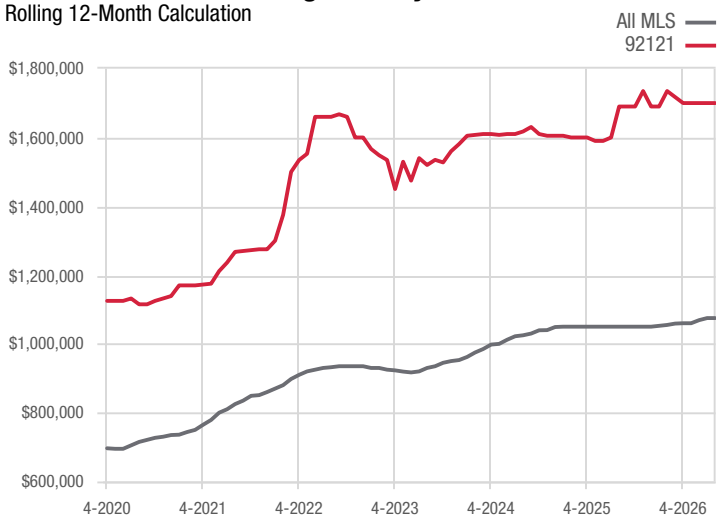
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Attached | August | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 8-2025** | **Thru 8-2026** | **% Change** |
| New Listings | 3 | **7** | + 133.3% | 27 | **33** | + 22.2% |
| Pending Sales | 1 | **1** | 0.0% | 16 | **16** | 0.0% |
| Closed Sales | 3 | **0** | - 100.0% | 17 | **17** | 0.0% |
| Median Sales Price* | $850,000 | — | — | $845,000 | **$805,000** | - 4.7% |
| Percent of Original List Price Received* | 97.5% | — | — | 98.8% | **96.4%** | - 2.4% |
| Days on Market Until Sale | 23 | — | — | 24 | **41** | + 70.8% |
| Inventory of Homes for Sale | 4 | **11** | + 175.0% | — | — | — |
| Months Supply of Inventory | 1.7 | **4.5** | + 164.7% | — | — | — |

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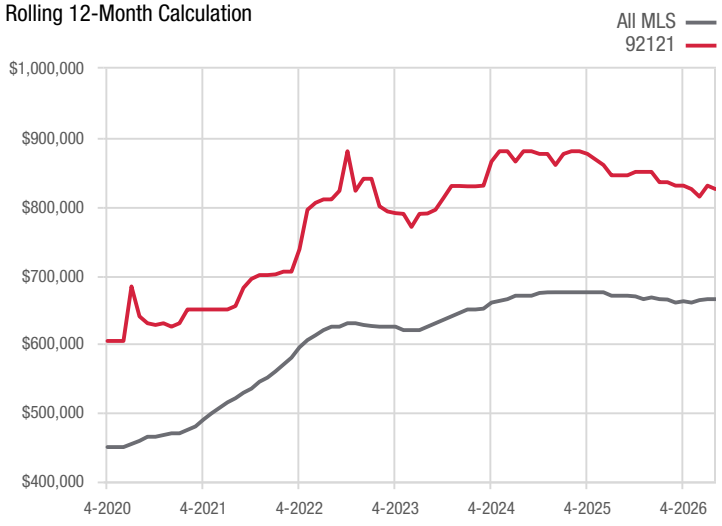
### Median Sales Price - Single Family

Rolling 12-Month Calculation




### Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation




SAN DIEGO | MLS

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.