Local Market Update for August 2026

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

92122

University City

Detached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	9	**12**	+ 33.3%	106	**131**	+ 23.6%
Pending Sales	9	**13**	+ 44.4%	72	**93**	+ 29.2%
Closed Sales	12	**10**	- 16.7%	72	**89**	+ 23.6%
Median Sales Price*	$1,705,000	**$1,631,500**	- 4.3%	$1,648,500	**$1,625,000**	- 1.4%
Percent of Original List Price Received*	97.8%	**101.4%**	+ 3.7%	97.3%	**99.2%**	+ 2.0%
Days on Market Until Sale	17	**20**	+ 17.6%	25	**22**	- 12.0%
Inventory of Homes for Sale	12	**18**	+ 50.0%	—	—	—
Months Supply of Inventory	1.4	**1.8**	+ 28.6%	—	—	—

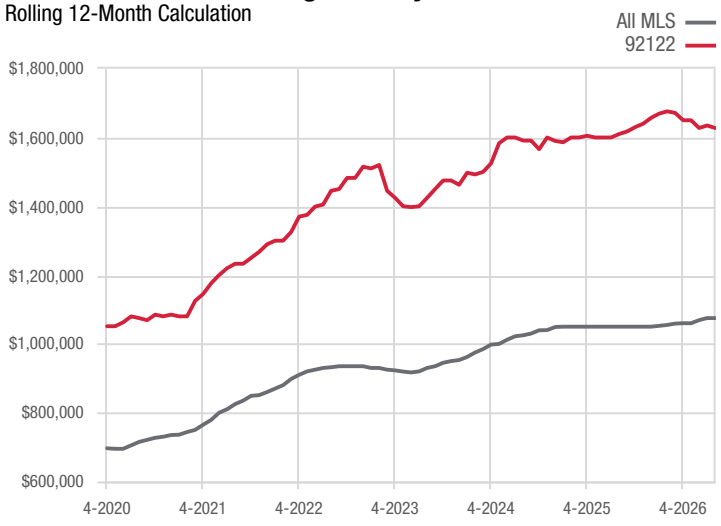
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	38	**34**	- 10.5%	223	**249**	+ 11.7%
Pending Sales	16	**14**	- 12.5%	112	**126**	+ 12.5%
Closed Sales	12	**13**	+ 8.3%	113	**121**	+ 7.1%
Median Sales Price*	$865,000	**$570,000**	- 34.1%	$722,500	**$650,000**	- 10.0%
Percent of Original List Price Received*	96.0%	**97.2%**	+ 1.3%	97.3%	**96.8%**	- 0.5%
Days on Market Until Sale	39	**25**	- 35.9%	37	**41**	+ 10.8%
Inventory of Homes for Sale	73	**74**	+ 1.4%	—	—	—
Months Supply of Inventory	5.5	**5.0**	- 9.1%	—	—	—

* 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.

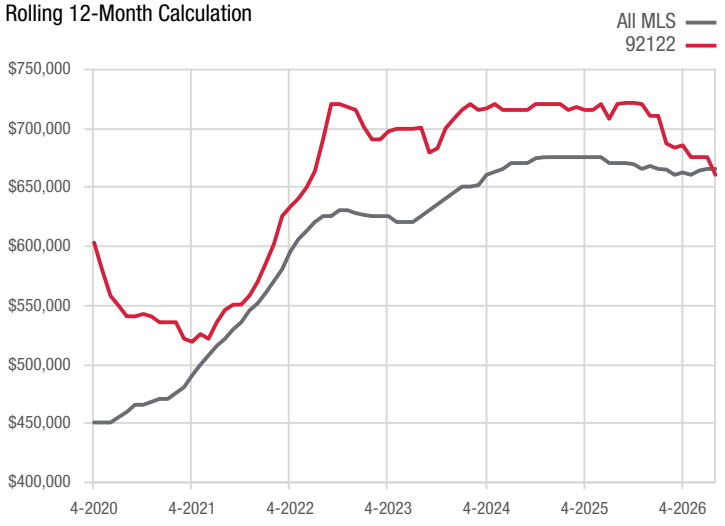
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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