

Local Market Update for September 2026

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

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Tierrasanta

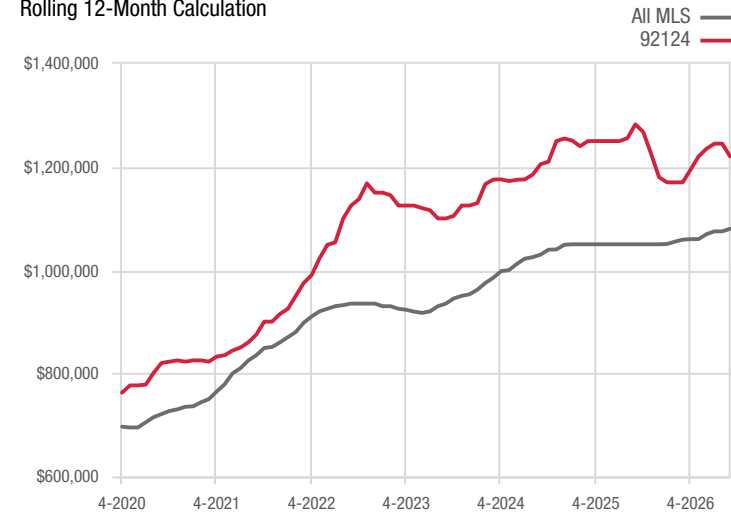
Detached	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	11	8	- 27.3%	98	88	- 10.2%
Pending Sales	7	6	- 14.3%	76	71	- 6.6%
Closed Sales	9	7	- 22.2%	79	69	- 12.7%
Median Sales Price*	\$1,420,000	\$1,150,000	- 19.0%	\$1,225,000	\$1,260,000	+ 2.9%
Percent of Original List Price Received*	99.6%	97.6%	- 2.0%	99.0%	97.3%	- 1.7%
Days on Market Until Sale	36	26	- 27.8%	28	27	- 3.6%
Inventory of Homes for Sale	13	10	- 23.1%	—	—	—
Months Supply of Inventory	1.6	1.3	- 18.8%	—	—	—

* 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	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	13	11	- 15.4%	91	74	- 18.7%
Pending Sales	8	2	- 75.0%	55	54	- 1.8%
Closed Sales	8	3	- 62.5%	55	61	+ 10.9%
Median Sales Price*	\$694,000	\$610,000	- 12.1%	\$715,000	\$685,000	- 4.2%
Percent of Original List Price Received*	97.7%	97.2%	- 0.5%	96.8%	98.0%	+ 1.2%
Days on Market Until Sale	17	26	+ 52.9%	32	33	+ 3.1%
Inventory of Homes for Sale	17	18	+ 5.9%	—	—	—
Months Supply of Inventory	2.8	2.8	0.0%	—	—	—

* 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.

Median Sales Price - Single Family
Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo
Rolling 12-Month Calculation

