Local Market Update for October 2026

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

92115

College

Detached	October			Year to Date		
Key Metrics	2025	2026	% Change	Thru 10-2025	Thru 10-2026	% Change
New Listings	31	**35**	+ 12.9%	344	**326**	- 5.2%
Pending Sales	21	**28**	+ 33.3%	205	**200**	- 2.4%
Closed Sales	22	**18**	- 18.2%	197	**178**	- 9.6%
Median Sales Price*	$845,000	**$921,500**	+ 9.1%	$949,500	**$955,000**	+ 0.6%
Percent of Original List Price Received*	98.0%	**94.0%**	- 4.1%	98.1%	**97.2%**	- 0.9%
Days on Market Until Sale	28	**42**	+ 50.0%	29	**34**	+ 17.2%
Inventory of Homes for Sale	46	**51**	+ 10.9%	—	—	—
Months Supply of Inventory	2.3	**2.6**	+ 13.0%	—	—	—

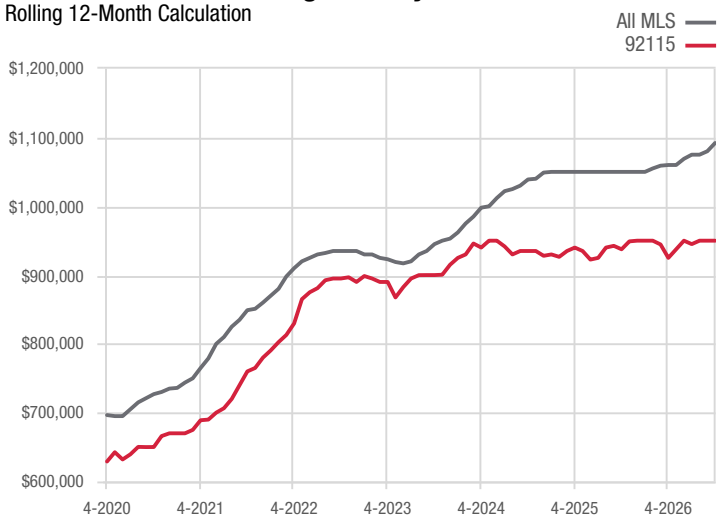
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	October			Year to Date		
Key Metrics	2025	2026	% Change	Thru 10-2025	Thru 10-2026	% Change
New Listings	33	**15**	- 54.5%	264	**220**	- 16.7%
Pending Sales	21	**10**	- 52.4%	126	**94**	- 25.4%
Closed Sales	14	**7**	- 50.0%	118	**93**	- 21.2%
Median Sales Price*	$490,000	**$450,000**	- 8.2%	$450,000	**$450,000**	0.0%
Percent of Original List Price Received*	97.6%	**93.9%**	- 3.8%	98.1%	**98.1%**	0.0%
Days on Market Until Sale	46	**52**	+ 13.0%	41	**45**	+ 9.8%
Inventory of Homes for Sale	51	**47**	- 7.8%	—	—	—
Months Supply of Inventory	4.2	**5.1**	+ 21.4%	—	—	—

* 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.

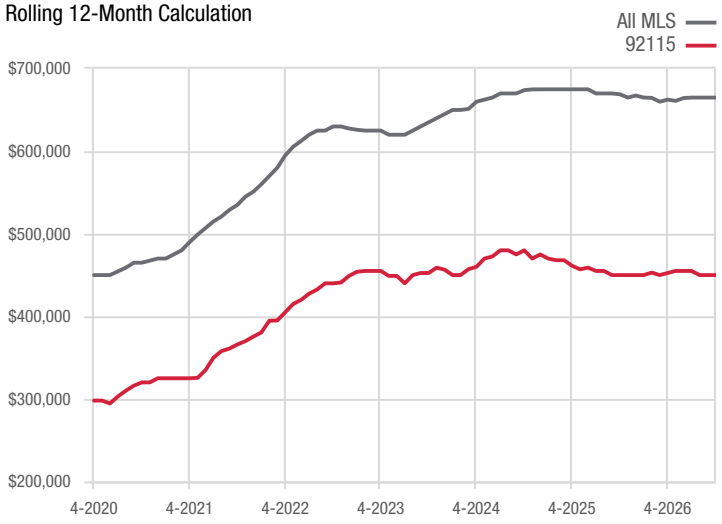
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



SAN DIEGO | MLS

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