Local Market Update for October 2026

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

92122

University City

Detached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	17	**15**	- 11.8%	127	**163**	+ 28.3%
Pending Sales	10	**13**	+ 30.0%	84	**115**	+ 36.9%
Closed Sales	6	**15**	+ 150.0%	82	**114**	+ 39.0%
Median Sales Price*	$1,657,000	**$1,725,000**	+ 4.1%	$1,648,500	**$1,645,000**	- 0.2%
Percent of Original List Price Received*	96.7%	**96.2%**	- 0.5%	97.3%	**98.5%**	+ 1.2%
Days on Market Until Sale	27	**34**	+ 25.9%	26	**24**	- 7.7%
Inventory of Homes for Sale	12	**14**	+ 16.7%	—	**—**	—
Months Supply of Inventory	1.5	**1.3**	- 13.3%	—	**—**	—

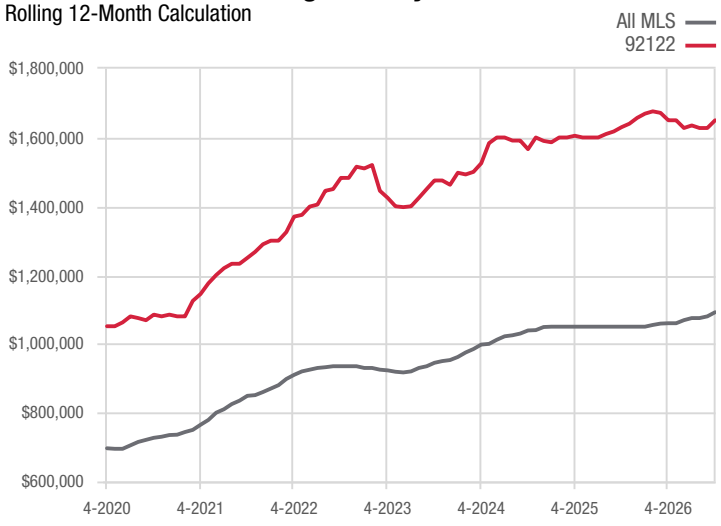
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	18	**28**	+ 55.6%	261	**299**	+ 14.6%
Pending Sales	10	**11**	+ 10.0%	139	**150**	+ 7.9%
Closed Sales	16	**13**	- 18.8%	146	**152**	+ 4.1%
Median Sales Price*	$759,000	**$638,500**	- 15.9%	$714,000	**$650,000**	- 9.0%
Percent of Original List Price Received*	94.1%	**93.9%**	- 0.2%	96.8%	**96.3%**	- 0.5%
Days on Market Until Sale	53	**43**	- 18.9%	39	**42**	+ 7.7%
Inventory of Homes for Sale	62	**67**	+ 8.1%	—	**—**	—
Months Supply of Inventory	4.7	**4.6**	- 2.1%	—	**—**	—

* 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.

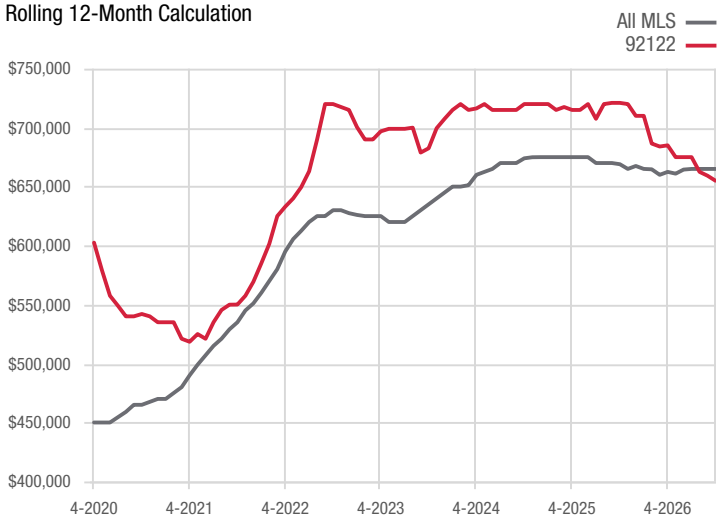
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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