Local Market Update for October 2026

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

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Tierrasanta

Detached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	4	**11**	+ 175.0%	102	**99**	- 2.9%
Pending Sales	8	**8**	0.0%	84	**79**	- 6.0%
Closed Sales	7	**5**	- 28.6%	86	**74**	- 14.0%
Median Sales Price*	$1,150,000	**$1,525,000**	+ 32.6%	$1,212,500	**$1,267,000**	+ 4.5%
Percent of Original List Price Received*	93.8%	**100.4%**	+ 7.0%	98.6%	**97.5%**	- 1.1%
Days on Market Until Sale	30	**33**	+ 10.0%	28	**27**	- 3.6%
Inventory of Homes for Sale	9	**11**	+ 22.2%	—	**—**	—
Months Supply of Inventory	1.1	**1.5**	+ 36.4%	—	**—**	—

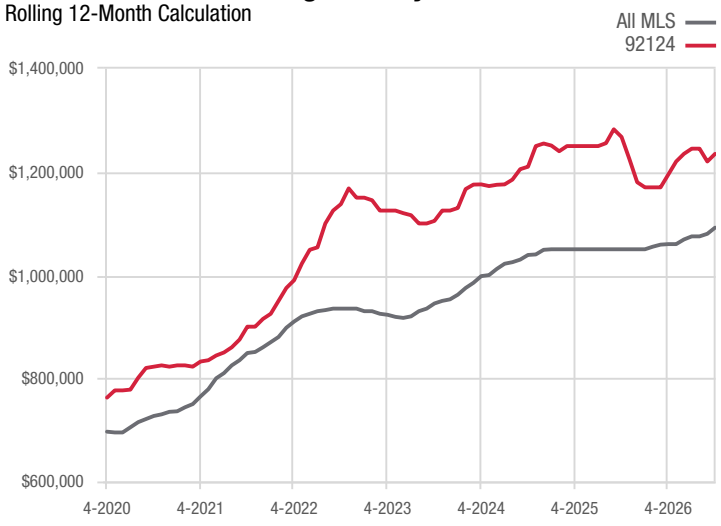
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	19	**12**	- 36.8%	110	**86**	- 21.8%
Pending Sales	7	**6**	- 14.3%	62	**59**	- 4.8%
Closed Sales	5	**1**	- 80.0%	60	**62**	+ 3.3%
Median Sales Price*	$685,000	**$705,000**	+ 2.9%	$711,500	**$685,000**	- 3.7%
Percent of Original List Price Received*	96.5%	**97.2%**	+ 0.7%	96.8%	**97.9%**	+ 1.1%
Days on Market Until Sale	26	**18**	- 30.8%	32	**33**	+ 3.1%
Inventory of Homes for Sale	23	**19**	- 17.4%	—	**—**	—
Months Supply of Inventory	3.9	**3.0**	- 23.1%	—	**—**	—

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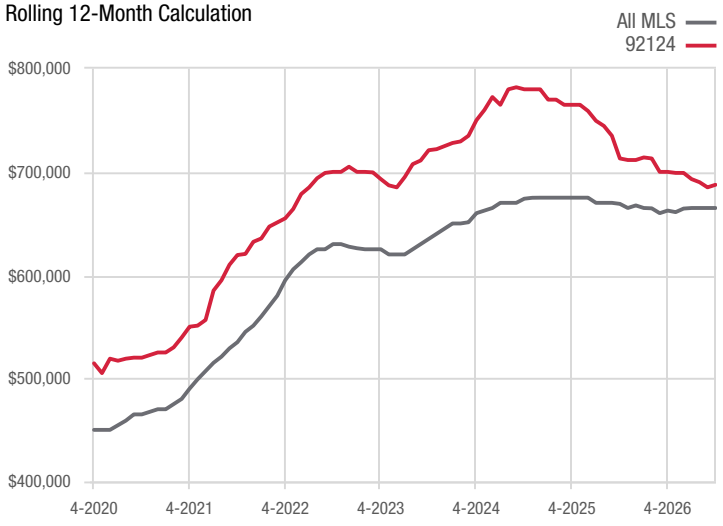
Median Sales Price - Single Family

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.