

Local Market Update for March 2026

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

92101

Downtown

Detached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	3	0	- 100.0%	10	3	- 70.0%
Pending Sales	2	0	- 100.0%	4	1	- 75.0%
Closed Sales	0	1	—	2	1	- 50.0%
Median Sales Price*	—	\$1,175,000	—	\$900,500	\$1,175,000	+ 30.5%
Percent of Original List Price Received*	—	87.0%	—	104.5%	87.0%	- 16.7%
Days on Market Until Sale	—	18	—	9	18	+ 100.0%
Inventory of Homes for Sale	2	4	+ 100.0%	—	—	—
Months Supply of Inventory	1.7	4.0	+ 135.3%	—	—	—

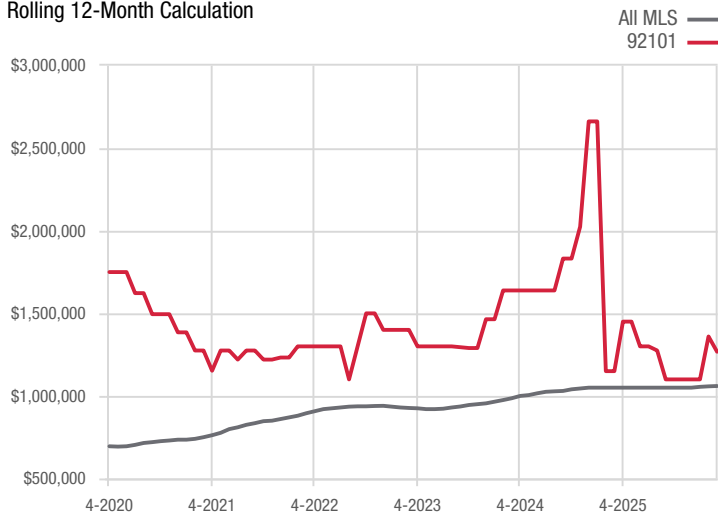
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	136	141	+ 3.7%	395	403	+ 2.0%
Pending Sales	48	57	+ 18.8%	137	133	- 2.9%
Closed Sales	45	46	+ 2.2%	123	96	- 22.0%
Median Sales Price*	\$775,000	\$795,000	+ 2.6%	\$732,500	\$753,500	+ 2.9%
Percent of Original List Price Received*	96.6%	96.0%	- 0.6%	97.4%	96.0%	- 1.4%
Days on Market Until Sale	48	52	+ 8.3%	47	59	+ 25.5%
Inventory of Homes for Sale	307	323	+ 5.2%	—	—	—
Months Supply of Inventory	6.4	7.4	+ 15.6%	—	—	—

* 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.

Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation

