

Local Market Update for February 2026

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

92101

Downtown

Detached	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
Key Metrics						
New Listings	2	1	- 50.0%	7	3	- 57.1%
Pending Sales	1	0	- 100.0%	2	1	- 50.0%
Closed Sales	2	0	- 100.0%	2	0	- 100.0%
Median Sales Price*	\$900,500	—	—	\$900,500	—	—
Percent of Original List Price Received*	104.5%	—	—	104.5%	—	—
Days on Market Until Sale	9	—	—	9	—	—
Inventory of Homes for Sale	4	4	0.0%	—	—	—
Months Supply of Inventory	4.0	3.3	- 17.5%	—	—	—

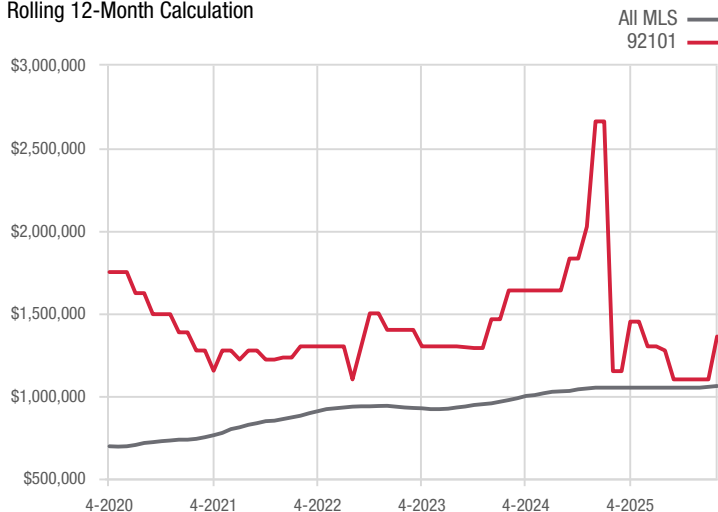
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
Key Metrics						
New Listings	127	76	- 40.2%	259	189	- 27.0%
Pending Sales	42	36	- 14.3%	89	60	- 32.6%
Closed Sales	41	27	- 34.1%	78	43	- 44.9%
Median Sales Price*	\$780,000	\$642,500	- 17.6%	\$725,000	\$622,500	- 14.1%
Percent of Original List Price Received*	98.2%	96.2%	- 2.0%	97.8%	95.6%	- 2.2%
Days on Market Until Sale	44	68	+ 54.5%	47	66	+ 40.4%
Inventory of Homes for Sale	264	221	- 16.3%	—	—	—
Months Supply of Inventory	5.4	5.4	0.0%	—	—	—

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Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation

