

Local Market Update for March 2026

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

92104

North Park

Detached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	11	22	+ 100.0%	51	56	+ 9.8%
Pending Sales	15	19	+ 26.7%	35	41	+ 17.1%
Closed Sales	14	14	0.0%	26	34	+ 30.8%
Median Sales Price*	\$1,250,000	\$1,127,500	- 9.8%	\$1,227,500	\$1,120,000	- 8.8%
Percent of Original List Price Received*	99.5%	95.8%	- 3.7%	100.6%	98.5%	- 2.1%
Days on Market Until Sale	19	48	+ 152.6%	17	41	+ 141.2%
Inventory of Homes for Sale	17	21	+ 23.5%	—	—	—
Months Supply of Inventory	1.6	1.8	+ 12.5%	—	—	—

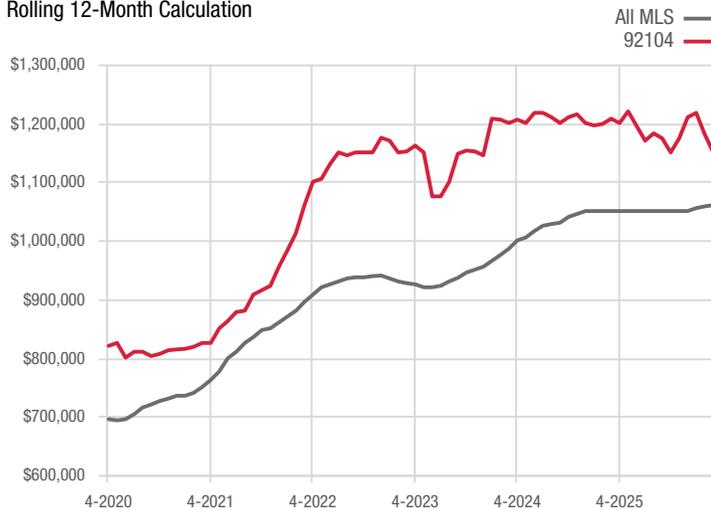
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	19	25	+ 31.6%	64	66	+ 3.1%
Pending Sales	8	9	+ 12.5%	33	30	- 9.1%
Closed Sales	15	14	- 6.7%	32	29	- 9.4%
Median Sales Price*	\$650,000	\$595,000	- 8.5%	\$644,500	\$595,000	- 7.7%
Percent of Original List Price Received*	97.6%	100.5%	+ 3.0%	98.1%	100.2%	+ 2.1%
Days on Market Until Sale	38	17	- 55.3%	42	16	- 61.9%
Inventory of Homes for Sale	29	34	+ 17.2%	—	—	—
Months Supply of Inventory	2.6	3.0	+ 15.4%	—	—	—

* 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

