

# Local Market Update for February 2026

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

## 92104

North Park

Detached	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
<b>Key Metrics</b>						
New Listings	13	<b>13</b>	0.0%	40	<b>33</b>	- 17.5%
Pending Sales	14	<b>11</b>	- 21.4%	20	<b>22</b>	+ 10.0%
Closed Sales	4	<b>10</b>	+ 150.0%	12	<b>19</b>	+ 58.3%
Median Sales Price*	\$1,550,000	<b>\$1,131,628</b>	- 27.0%	\$1,182,500	<b>\$1,125,000</b>	- 4.9%
Percent of Original List Price Received*	106.8%	<b>104.4%</b>	- 2.2%	101.9%	<b>100.3%</b>	- 1.6%
Days on Market Until Sale	15	<b>30</b>	+ 100.0%	16	<b>32</b>	+ 100.0%
Inventory of Homes for Sale	25	<b>22</b>	- 12.0%	—	—	—
Months Supply of Inventory	2.5	<b>2.0</b>	- 20.0%	—	—	—

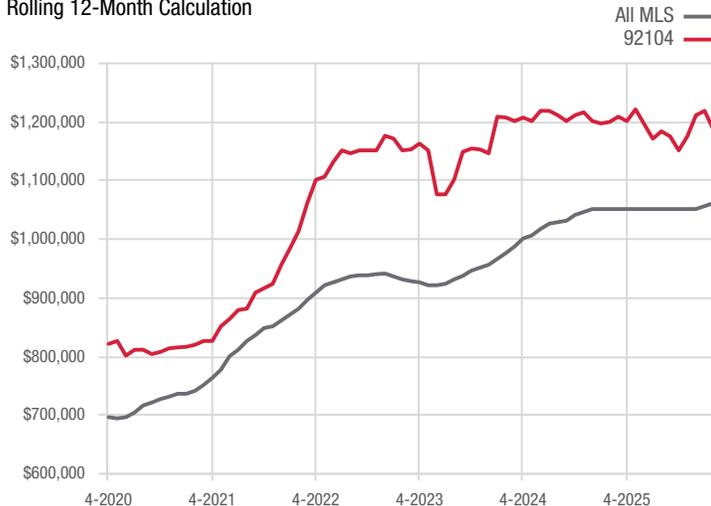
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
<b>Key Metrics</b>						
New Listings	13	<b>11</b>	- 15.4%	46	<b>28</b>	- 39.1%
Pending Sales	10	<b>9</b>	- 10.0%	25	<b>15</b>	- 40.0%
Closed Sales	13	<b>7</b>	- 46.2%	17	<b>10</b>	- 41.2%
Median Sales Price*	\$725,000	<b>\$475,000</b>	- 34.5%	\$639,000	<b>\$495,000</b>	- 22.5%
Percent of Original List Price Received*	99.8%	<b>100.1%</b>	+ 0.3%	98.6%	<b>99.6%</b>	+ 1.0%
Days on Market Until Sale	32	<b>16</b>	- 50.0%	45	<b>16</b>	- 64.4%
Inventory of Homes for Sale	27	<b>17</b>	- 37.0%	—	—	—
Months Supply of Inventory	2.4	<b>1.7</b>	- 29.2%	—	—	—

\* 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

