

Local Market Update for March 2026

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

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Detached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	12	11	- 8.3%	50	37	- 26.0%
Pending Sales	7	11	+ 57.1%	26	23	- 11.5%
Closed Sales	7	10	+ 42.9%	20	18	- 10.0%
Median Sales Price*	\$1,697,000	\$1,645,000	- 3.1%	\$1,614,000	\$1,635,000	+ 1.3%
Percent of Original List Price Received*	98.7%	98.1%	- 0.6%	101.2%	98.9%	- 2.3%
Days on Market Until Sale	27	33	+ 22.2%	28	26	- 7.1%
Inventory of Homes for Sale	18	14	- 22.2%	—	—	—
Months Supply of Inventory	2.8	1.8	- 35.7%	—	—	—

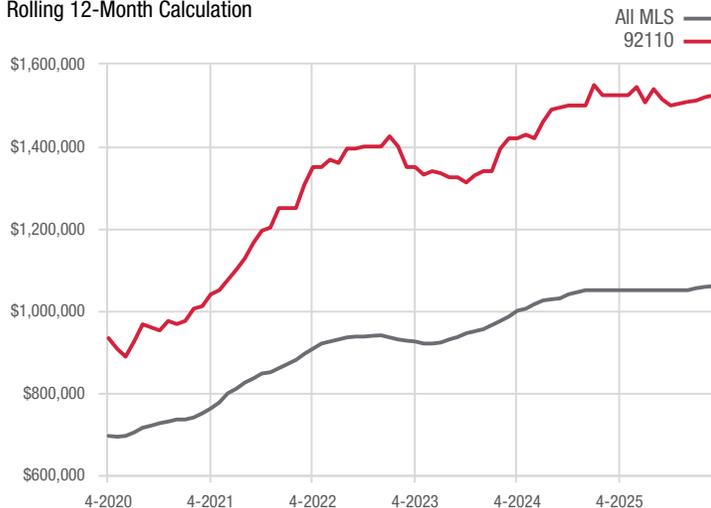
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	17	26	+ 52.9%	55	71	+ 29.1%
Pending Sales	8	10	+ 25.0%	30	40	+ 33.3%
Closed Sales	8	18	+ 125.0%	28	41	+ 46.4%
Median Sales Price*	\$743,500	\$610,000	- 18.0%	\$706,000	\$605,000	- 14.3%
Percent of Original List Price Received*	100.5%	96.6%	- 3.9%	99.4%	96.0%	- 3.4%
Days on Market Until Sale	28	69	+ 146.4%	25	55	+ 120.0%
Inventory of Homes for Sale	31	39	+ 25.8%	—	—	—
Months Supply of Inventory	3.1	3.1	0.0%	—	—	—

* 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.

Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation

