

Local Market Update for May 2026

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

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Detached	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	17	9	- 47.1%	88	64	- 27.3%
Pending Sales	7	7	0.0%	38	42	+ 10.5%
Closed Sales	8	7	- 12.5%	34	32	- 5.9%
Median Sales Price*	\$1,316,250	\$1,590,000	+ 20.8%	\$1,545,000	\$1,570,000	+ 1.6%
Percent of Original List Price Received*	99.9%	100.4%	+ 0.5%	100.1%	100.2%	+ 0.1%
Days on Market Until Sale	13	22	+ 69.2%	24	22	- 8.3%
Inventory of Homes for Sale	30	15	- 50.0%	—	—	—
Months Supply of Inventory	4.7	1.8	- 61.7%	—	—	—

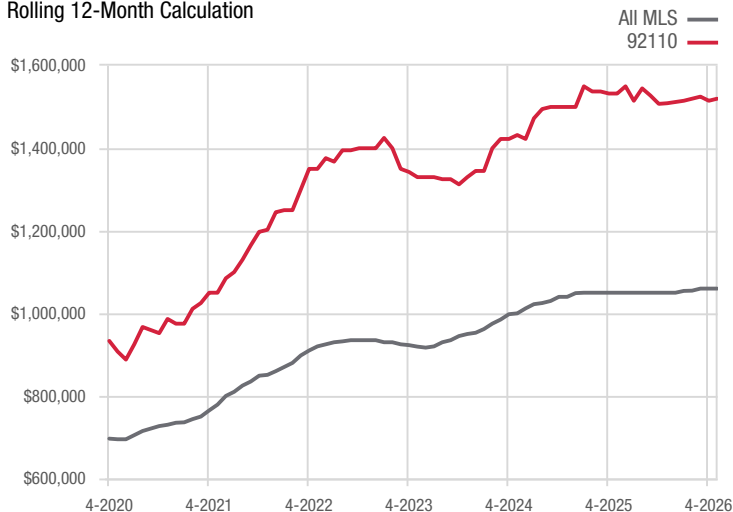
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	19	21	+ 10.5%	95	118	+ 24.2%
Pending Sales	13	15	+ 15.4%	50	73	+ 46.0%
Closed Sales	12	11	- 8.3%	47	62	+ 31.9%
Median Sales Price*	\$666,000	\$673,500	+ 1.1%	\$695,000	\$615,000	- 11.5%
Percent of Original List Price Received*	98.4%	97.2%	- 1.2%	98.8%	96.7%	- 2.1%
Days on Market Until Sale	18	31	+ 72.2%	26	46	+ 76.9%
Inventory of Homes for Sale	39	44	+ 12.8%	—	—	—
Months Supply of Inventory	3.7	3.2	- 13.5%	—	—	—

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Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation

