

Local Market Update for March 2026

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

92115

College

Detached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	30	28	- 6.7%	82	75	- 8.5%
Pending Sales	18	17	- 5.6%	49	54	+ 10.2%
Closed Sales	18	19	+ 5.6%	41	44	+ 7.3%
Median Sales Price*	\$1,125,000	\$970,000	- 13.8%	\$1,100,000	\$994,975	- 9.5%
Percent of Original List Price Received*	97.8%	97.5%	- 0.3%	99.1%	96.6%	- 2.5%
Days on Market Until Sale	54	24	- 55.6%	32	32	0.0%
Inventory of Homes for Sale	38	34	- 10.5%	—	—	—
Months Supply of Inventory	2.0	1.7	- 15.0%	—	—	—

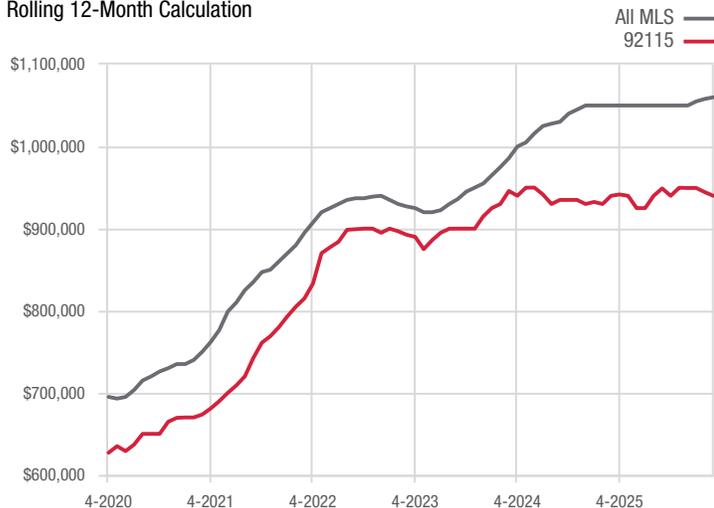
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	18	31	+ 72.2%	51	68	+ 33.3%
Pending Sales	14	5	- 64.3%	32	28	- 12.5%
Closed Sales	12	11	- 8.3%	29	29	0.0%
Median Sales Price*	\$488,288	\$437,750	- 10.4%	\$450,000	\$480,000	+ 6.7%
Percent of Original List Price Received*	98.8%	96.2%	- 2.6%	98.6%	99.0%	+ 0.4%
Days on Market Until Sale	29	79	+ 172.4%	38	50	+ 31.6%
Inventory of Homes for Sale	29	46	+ 58.6%	—	—	—
Months Supply of Inventory	2.4	3.9	+ 62.5%	—	—	—

* 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.

Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation

