

# Local Market Update for May 2026

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

## 92115

College

Detached	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
<b>Key Metrics</b>						
New Listings	41	32	- 22.0%	161	141	- 12.4%
Pending Sales	26	23	- 11.5%	95	92	- 3.2%
Closed Sales	22	21	- 4.5%	84	81	- 3.6%
Median Sales Price*	\$820,000	<b>\$950,000</b>	+ 15.9%	\$1,000,000	<b>\$970,000</b>	- 3.0%
Percent of Original List Price Received*	96.7%	<b>100.1%</b>	+ 3.5%	97.9%	<b>98.5%</b>	+ 0.6%
Days on Market Until Sale	20	37	+ 85.0%	27	32	+ 18.5%
Inventory of Homes for Sale	56	45	- 19.6%	—	—	—
Months Supply of Inventory	3.0	2.3	- 23.3%	—	—	—

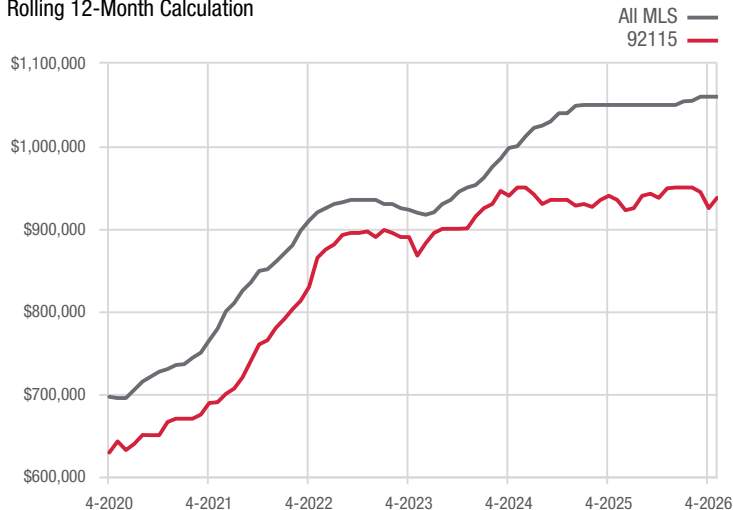
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
<b>Key Metrics</b>						
New Listings	37	19	- 48.6%	111	111	0.0%
Pending Sales	10	12	+ 20.0%	49	52	+ 6.1%
Closed Sales	9	9	0.0%	49	45	- 8.2%
Median Sales Price*	\$395,000	<b>\$454,000</b>	+ 14.9%	\$450,000	<b>\$477,900</b>	+ 6.2%
Percent of Original List Price Received*	98.3%	<b>99.0%</b>	+ 0.7%	98.5%	<b>99.1%</b>	+ 0.6%
Days on Market Until Sale	58	43	- 25.9%	39	47	+ 20.5%
Inventory of Homes for Sale	58	55	- 5.2%	—	—	—
Months Supply of Inventory	5.2	4.5	- 13.5%	—	—	—

\* 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

