

Local Market Update for September 2026

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

92115

College

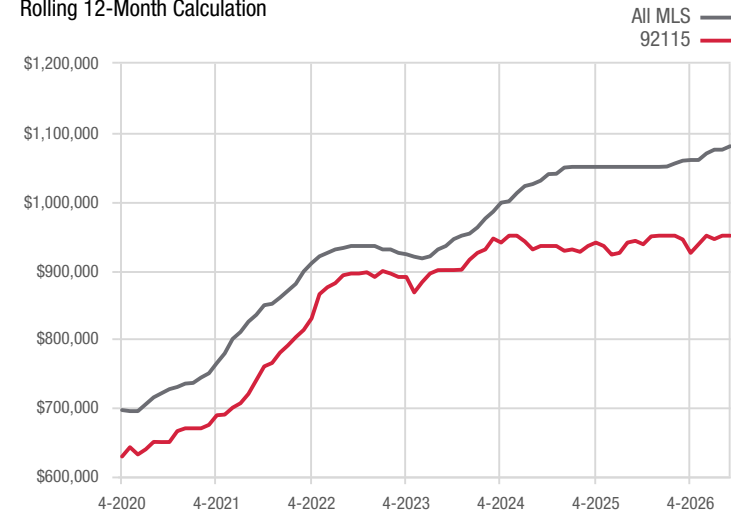
Detached	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	28	39	+ 39.3%	313	294	- 6.1%
Pending Sales	20	21	+ 5.0%	184	173	- 6.0%
Closed Sales	19	24	+ 26.3%	175	160	- 8.6%
Median Sales Price*	\$992,000	\$955,000	- 3.7%	\$982,500	\$955,000	- 2.8%
Percent of Original List Price Received*	97.5%	98.7%	+ 1.2%	98.1%	97.6%	- 0.5%
Days on Market Until Sale	36	31	- 13.9%	29	33	+ 13.8%
Inventory of Homes for Sale	54	54	0.0%	—	—	—
Months Supply of Inventory	2.7	2.9	+ 7.4%	—	—	—

* 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	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	34	22	- 35.3%	231	204	- 11.7%
Pending Sales	17	7	- 58.8%	105	86	- 18.1%
Closed Sales	17	7	- 58.8%	104	86	- 17.3%
Median Sales Price*	\$430,000	\$400,000	- 7.0%	\$450,000	\$450,000	0.0%
Percent of Original List Price Received*	97.4%	95.1%	- 2.4%	98.2%	98.4%	+ 0.2%
Days on Market Until Sale	43	36	- 16.3%	40	44	+ 10.0%
Inventory of Homes for Sale	60	51	- 15.0%	—	—	—
Months Supply of Inventory	5.1	4.9	- 3.9%	—	—	—

* 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

