

# Local Market Update for March 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

## 92101 - San Diego Downtown

Metro San Diego County

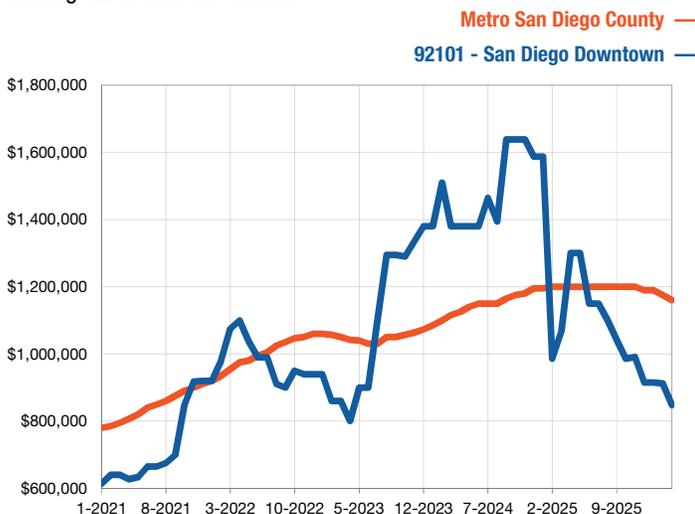
Detached Single-Family	March			Rolling 12 Months		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
<b>Key Metrics</b>						
New Listings	6	101	+ 1583.3%	27	331	+ 1125.9%
Pending Sales	2	40	+ 1900.0%	8	82	+ 925.0%
Closed Sales	0	26	--	6	52	+ 766.7%
Days on Market Until Sale	0	47	--	62	42	- 32.3%
Median Sales Price*	\$0	\$772,500	--	\$1,068,000	\$847,500	- 20.6%
Average Sales Price*	\$0	\$902,563	--	\$1,819,333	\$938,595	- 48.4%
Percent of Original List Price Received*	0.0%	95.1%	--	86.2%	95.8%	+ 11.1%
Percent of List Price Received*	0.0%	97.2%	--	92.2%	97.6%	+ 5.9%
Inventory of Homes for Sale	9	176	+ 1855.6%	--	--	--
Months Supply of Inventory	7.9	19.3	+ 144.3%	--	--	--

\* 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 Single-Family	March			Rolling 12 Months		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
<b>Key Metrics</b>						
New Listings	134	43	- 67.9%	1,325	1,012	- 23.6%
Pending Sales	48	18	- 62.5%	578	449	- 22.3%
Closed Sales	45	22	- 51.1%	579	469	- 19.0%
Days on Market Until Sale	44	49	+ 11.4%	40	48	+ 20.0%
Median Sales Price*	\$775,000	\$812,000	+ 4.8%	\$727,000	\$710,000	- 2.3%
Average Sales Price*	\$971,338	\$942,309	- 3.0%	\$912,874	\$872,228	- 4.5%
Percent of Original List Price Received*	96.6%	96.7%	+ 0.1%	97.1%	95.9%	- 1.2%
Percent of List Price Received*	98.5%	98.3%	- 0.2%	98.4%	97.9%	- 0.5%
Inventory of Homes for Sale	322	149	- 53.7%	--	--	--
Months Supply of Inventory	6.7	4.0	- 40.3%	--	--	--

\* 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.

Median Sales Price – Detached Single-Family  
Rolling 12-Month Calculation



Median Sales Price – Attached Single-Family  
Rolling 12-Month Calculation

