

# Local Market Update for March 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

## 92121 - Sorrento Valley

Metro San Diego County

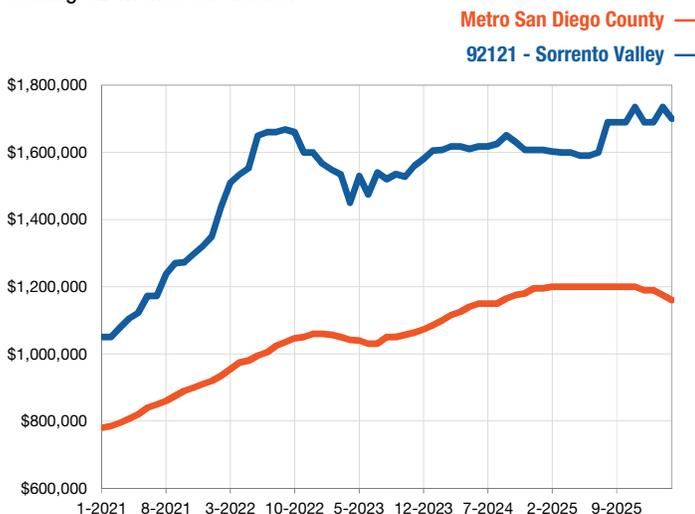
Detached Single-Family	March			Rolling 12 Months		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
<b>Key Metrics</b>						
New Listings	1	1	0.0%	14	17	+ 21.4%
Pending Sales	1	2	+ 100.0%	9	11	+ 22.2%
Closed Sales	0	2	--	9	11	+ 22.2%
Days on Market Until Sale	0	6	--	32	16	- 50.0%
Median Sales Price*	\$0	<b>\$1,179,500</b>	--	\$1,600,000	<b>\$1,700,000</b>	+ 6.3%
Average Sales Price*	\$0	<b>\$1,179,500</b>	--	\$1,637,222	<b>\$1,614,682</b>	- 1.4%
Percent of Original List Price Received*	0.0%	<b>101.3%</b>	--	97.3%	<b>97.7%</b>	+ 0.4%
Percent of List Price Received*	0.0%	<b>101.3%</b>	--	98.7%	<b>98.6%</b>	- 0.1%
Inventory of Homes for Sale	2	3	+ 50.0%	--	--	--
Months Supply of Inventory	1.3	1.6	+ 23.1%	--	--	--

\* 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	3	4	+ 33.3%	45	28	- 37.8%
Pending Sales	3	0	- 100.0%	27	19	- 29.6%
Closed Sales	0	0	--	25	22	- 12.0%
Days on Market Until Sale	0	0	--	24	38	+ 58.3%
Median Sales Price*	\$0	<b>\$0</b>	--	\$880,000	<b>\$830,000</b>	- 5.7%
Average Sales Price*	\$0	<b>\$0</b>	--	\$897,819	<b>\$810,170</b>	- 9.8%
Percent of Original List Price Received*	0.0%	<b>0.0%</b>	--	97.3%	<b>96.5%</b>	- 0.8%
Percent of List Price Received*	0.0%	<b>0.0%</b>	--	98.3%	<b>99.1%</b>	+ 0.8%
Inventory of Homes for Sale	5	7	+ 40.0%	--	--	--
Months Supply of Inventory	1.9	3.3	+ 73.7%	--	--	--

\* 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.

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



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

