

Local Market Update for February 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

Metro San Diego County

ZIP Codes: 92037, 92101, 92102, 92103, 92104, 92105, 92106, 92107, 92108, 92109, 92110, 92111, 92113, 92114, 92115, 92116, 92117, 92118, 92119, 92120, 92121, 92122, 92123, 92124, 92126, 92131, 92139

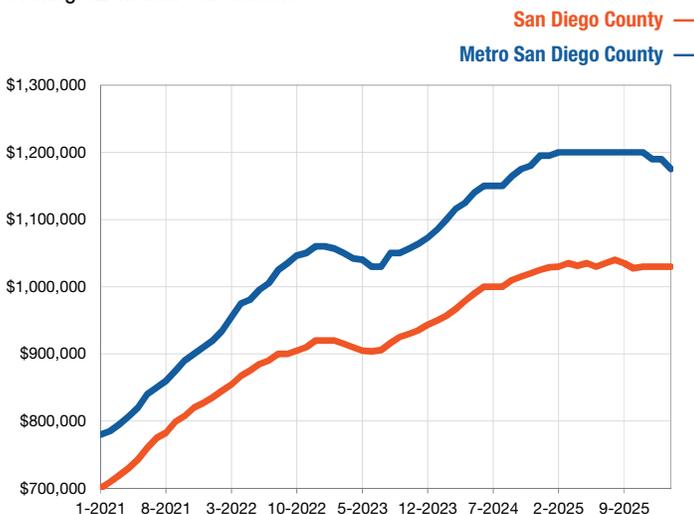
Detached Single-Family	February			Rolling 12 Months		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
Key Metrics						
New Listings	490	555	+ 13.3%	6,141	6,823	+ 11.1%
Pending Sales	337	391	+ 16.0%	4,029	4,226	+ 4.9%
Closed Sales	293	331	+ 13.0%	4,018	4,122	+ 2.6%
Days on Market Until Sale	23	30	+ 30.4%	23	27	+ 17.4%
Median Sales Price*	\$1,265,000	\$1,110,128	- 12.2%	\$1,200,000	\$1,175,000	- 2.1%
Average Sales Price*	\$1,744,147	\$1,398,149	- 19.8%	\$1,570,116	\$1,576,703	+ 0.4%
Percent of Original List Price Received*	99.6%	98.5%	- 1.1%	99.2%	97.8%	- 1.4%
Percent of List Price Received*	100.3%	99.3%	- 1.0%	100.1%	99.1%	- 1.0%
Inventory of Homes for Sale	826	759	- 8.1%	--	--	--
Months Supply of Inventory	2.5	2.2	- 12.0%	--	--	--

* 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 Single-Family	February			Rolling 12 Months		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
Key Metrics						
New Listings	525	366	- 30.3%	5,840	6,063	+ 3.8%
Pending Sales	291	260	- 10.7%	3,430	3,248	- 5.3%
Closed Sales	256	222	- 13.3%	3,396	3,267	- 3.8%
Days on Market Until Sale	35	43	+ 22.9%	29	39	+ 34.5%
Median Sales Price*	\$760,000	\$687,500	- 9.5%	\$696,000	\$689,853	- 0.9%
Average Sales Price*	\$919,168	\$824,309	- 10.3%	\$858,393	\$874,086	+ 1.8%
Percent of Original List Price Received*	98.3%	97.3%	- 1.0%	98.2%	96.8%	- 1.4%
Percent of List Price Received*	99.4%	98.7%	- 0.7%	99.4%	98.6%	- 0.8%
Inventory of Homes for Sale	1,068	782	- 26.8%	--	--	--
Months Supply of Inventory	3.7	2.9	- 21.6%	--	--	--

* 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

