

Local Market Update for February 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

South San Diego County

ZIP Codes: 91902, 91910, 91911, 91913, 91914, 91915, 91932, 91950, 92154, 92173

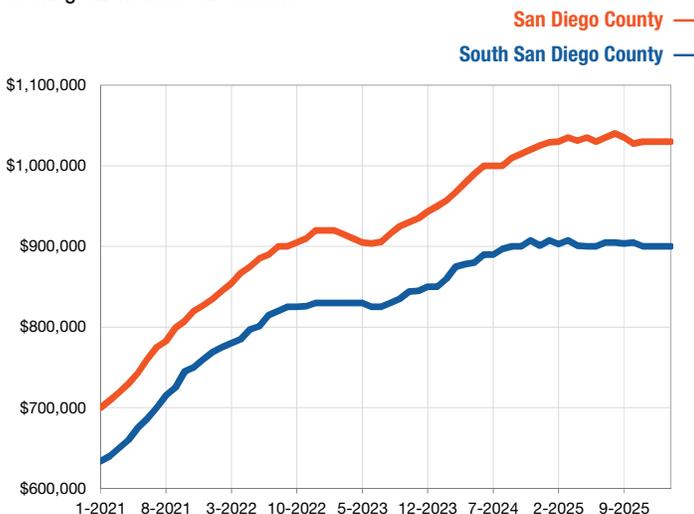
Detached Single-Family	February			Rolling 12 Months		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
Key Metrics						
New Listings	138	137	- 0.7%	1,658	1,702	+ 2.7%
Pending Sales	93	89	- 4.3%	1,142	1,205	+ 5.5%
Closed Sales	76	67	- 11.8%	1,154	1,194	+ 3.5%
Days on Market Until Sale	28	34	+ 21.4%	24	29	+ 20.8%
Median Sales Price*	\$907,000	\$890,000	- 1.9%	\$903,000	\$900,000	- 0.3%
Average Sales Price*	\$1,011,654	\$990,119	- 2.1%	\$993,099	\$978,475	- 1.5%
Percent of Original List Price Received*	99.2%	99.6%	+ 0.4%	99.4%	99.2%	- 0.2%
Percent of List Price Received*	99.6%	100.3%	+ 0.7%	100.2%	100.2%	0.0%
Inventory of Homes for Sale	261	181	- 30.7%	--	--	--
Months Supply of Inventory	2.7	1.8	- 33.3%	--	--	--

* 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	February			Rolling 12 Months		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
Key Metrics						
New Listings	100	70	- 30.0%	1,097	1,133	+ 3.3%
Pending Sales	54	61	+ 13.0%	708	711	+ 0.4%
Closed Sales	55	41	- 25.5%	720	682	- 5.3%
Days on Market Until Sale	30	55	+ 83.3%	28	35	+ 25.0%
Median Sales Price*	\$607,000	\$637,950	+ 5.1%	\$645,000	\$637,000	- 1.2%
Average Sales Price*	\$600,917	\$634,895	+ 5.7%	\$642,226	\$644,049	+ 0.3%
Percent of Original List Price Received*	98.8%	98.8%	0.0%	99.2%	98.8%	- 0.4%
Percent of List Price Received*	99.8%	100.8%	+ 1.0%	100.4%	100.2%	- 0.2%
Inventory of Homes for Sale	208	149	- 28.4%	--	--	--
Months Supply of Inventory	3.5	2.5	- 28.6%	--	--	--

* 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

