



BROKERS • COLONIAL • DONAHOE

Market Report | February 2026

SAN DIEGO COUNTY

Highlights:

- Median Sales Price is even over a 12 month rolling average but down 1.1% from the same month last year.
- Inventory of Homes for Sale is up 27.4% over a 12 month rolling average and up 0.1% from the same month last year.
- Closed Sales are down 2.1% over a 12 month rolling average but up 1.0% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	-10.7%	23.2%	3.4%
Same Month Last Year	-5.3%	1.0%	0.1%



	February 2025		February 2026	+ / -	12 Month Avg	+ / -
New Listings	2728		2584	-5.3%	2839	4.7%
Pending Sales	1888		1957	3.7%	1927	-1.0%
Closed Sales	1606		1622	1.0%	1849	-2.1%
Median Sales Price	\$899,450		\$890,000	-1.1%	\$905,315	0.0%
Average Sales Price	\$1,186,793		\$1,173,437	-1.1%	\$1,210,101	1.6%
List to Sale Price Ratio	98.6%		98.0%	-0.6%	97.6%	-1.1%
Days on Market	31		36	16.1%	33	26.0%
Inventory of Homes for Sale	4416		4422	0.1%	5276	27.4%
Months Supply of Inventory	2.3		2.7	17.4%	2.8	29.7%

% Change in Median Price

