

Local Market Update for January 2026

A Research Tool Provided by the Greater San Diego Association of REALTORS®

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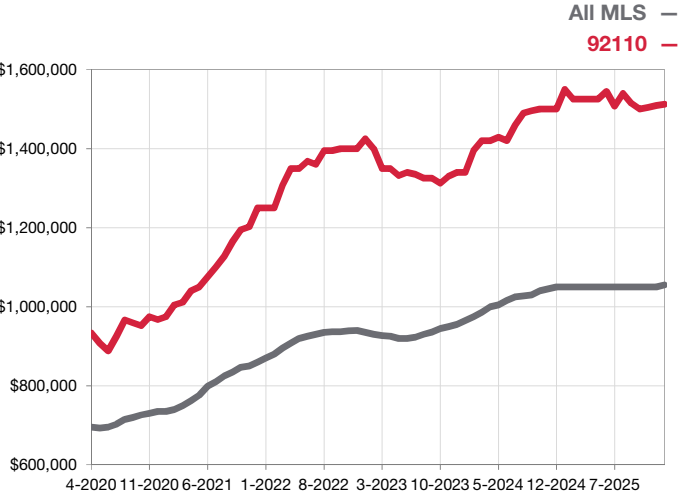
Detached	January			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	21	8	- 61.9%	21	8	- 61.9%
Pending Sales	11	7	- 36.4%	11	7	- 36.4%
Closed Sales	4	3	- 25.0%	4	3	- 25.0%
Median Sales Price*	\$1,684,000	\$1,630,000	- 3.2%	\$1,684,000	\$1,630,000	- 3.2%
Percent of Original List Price Received*	99.3%	98.6%	- 0.7%	99.3%	98.6%	- 0.7%
Days on Market Until Sale	30	26	- 13.3%	30	26	- 13.3%
Inventory of Homes for Sale	21	9	- 57.1%	--	--	--
Months Supply of Inventory	3.4	1.1	- 67.6%	--	--	--

* 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.

Attached	January			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	22	24	+ 9.1%	22	24	+ 9.1%
Pending Sales	15	12	- 20.0%	15	12	- 20.0%
Closed Sales	10	6	- 40.0%	10	6	- 40.0%
Median Sales Price*	\$718,500	\$582,500	- 18.9%	\$718,500	\$582,500	- 18.9%
Percent of Original List Price Received*	99.4%	95.7%	- 3.7%	99.4%	95.7%	- 3.7%
Days on Market Until Sale	32	57	+ 78.1%	32	57	+ 78.1%
Inventory of Homes for Sale	24	44	+ 83.3%	--	--	--
Months Supply of Inventory	2.3	4.0	+ 73.9%	--	--	--

* 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 – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

