

# Local Market Update for March 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

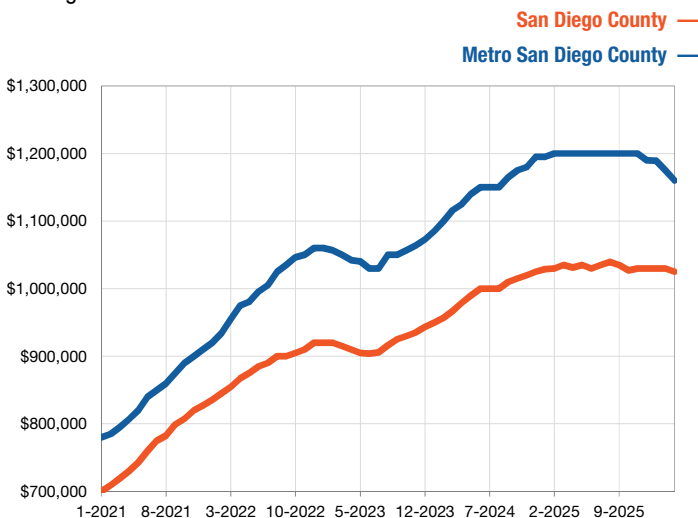
Detached Single-Family	March			Rolling 12 Months		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
<b>Key Metrics</b>						
New Listings	588	<b>879</b>	+ 49.5%	6,231	<b>7,401</b>	+ 18.8%
Pending Sales	374	<b>543</b>	+ 45.2%	4,038	<b>4,423</b>	+ 9.5%
Closed Sales	320	<b>465</b>	+ 45.3%	3,996	<b>4,282</b>	+ 7.2%
Days on Market Until Sale	27	<b>28</b>	+ 3.7%	24	<b>27</b>	+ 12.5%
Median Sales Price*	\$1,225,000	<b>\$1,097,500</b>	- 10.4%	\$1,200,000	<b>\$1,159,999</b>	- 3.3%
Average Sales Price*	\$1,593,043	<b>\$1,453,404</b>	- 8.8%	\$1,576,938	<b>\$1,561,251</b>	- 1.0%
Percent of Original List Price Received*	98.3%	<b>98.7%</b>	+ 0.4%	98.9%	<b>97.9%</b>	- 1.0%
Percent of List Price Received*	99.3%	<b>99.6%</b>	+ 0.3%	100.0%	<b>99.1%</b>	- 0.9%
Inventory of Homes for Sale	879	<b>1,124</b>	+ 27.9%	--	--	--
Months Supply of Inventory	2.6	<b>3.0</b>	+ 15.4%	--	--	--

\* 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	598	<b>283</b>	- 52.7%	5,992	<b>5,527</b>	- 7.8%
Pending Sales	304	<b>170</b>	- 44.1%	3,421	<b>3,060</b>	- 10.6%
Closed Sales	283	<b>187</b>	- 33.9%	3,384	<b>3,174</b>	- 6.2%
Days on Market Until Sale	33	<b>42</b>	+ 27.3%	29	<b>40</b>	+ 37.9%
Median Sales Price*	\$698,500	<b>\$725,000</b>	+ 3.8%	\$699,950	<b>\$690,000</b>	- 1.4%
Average Sales Price*	\$872,269	<b>\$866,523</b>	- 0.7%	\$862,216	<b>\$873,433</b>	+ 1.3%
Percent of Original List Price Received*	97.9%	<b>97.3%</b>	- 0.6%	98.0%	<b>96.8%</b>	- 1.2%
Percent of List Price Received*	99.2%	<b>98.9%</b>	- 0.3%	99.3%	<b>98.6%</b>	- 0.7%
Inventory of Homes for Sale	1,173	<b>599</b>	- 48.9%	--	--	--
Months Supply of Inventory	4.1	<b>2.3</b>	- 43.9%	--	--	--

\* 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 – Detached Single-Family**  
Rolling 12-Month Calculation



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

