

# Local Market Update for March 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

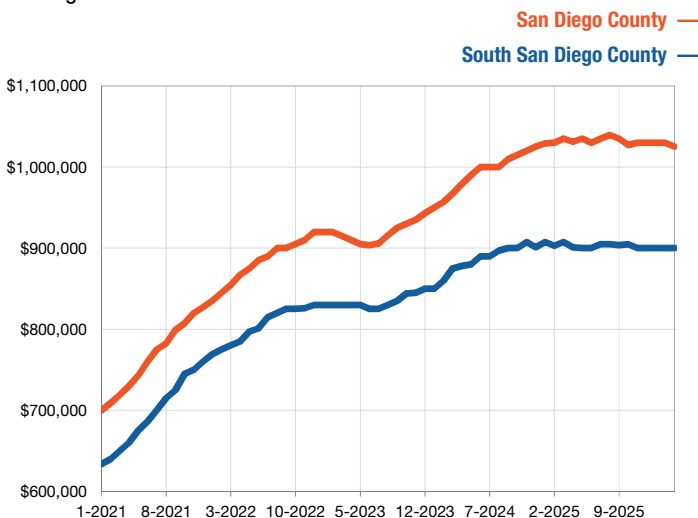
Detached Single-Family	March			Rolling 12 Months		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
<b>Key Metrics</b>						
New Listings	147	<b>167</b>	+ 13.6%	1,661	<b>1,756</b>	+ 5.7%
Pending Sales	100	<b>122</b>	+ 22.0%	1,138	<b>1,230</b>	+ 8.1%
Closed Sales	88	<b>94</b>	+ 6.8%	1,132	<b>1,211</b>	+ 7.0%
Days on Market Until Sale	21	<b>22</b>	+ 4.8%	24	<b>30</b>	+ 25.0%
Median Sales Price*	\$955,000	<b>\$950,000</b>	- 0.5%	\$907,500	<b>\$900,000</b>	- 0.8%
Average Sales Price*	\$1,049,862	<b>\$981,364</b>	- 6.5%	\$991,340	<b>\$973,544</b>	- 1.8%
Percent of Original List Price Received*	99.6%	<b>99.7%</b>	+ 0.1%	99.3%	<b>99.2%</b>	- 0.1%
Percent of List Price Received*	100.2%	<b>99.0%</b>	- 1.2%	100.1%	<b>100.1%</b>	0.0%
Inventory of Homes for Sale	278	<b>215</b>	- 22.7%	--	--	--
Months Supply of Inventory	2.9	<b>2.1</b>	- 27.6%	--	--	--

\* 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 Single-Family	March			Rolling 12 Months		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
<b>Key Metrics</b>						
New Listings	103	<b>80</b>	- 22.3%	1,123	<b>1,103</b>	- 1.8%
Pending Sales	72	<b>58</b>	- 19.4%	716	<b>700</b>	- 2.2%
Closed Sales	67	<b>63</b>	- 6.0%	722	<b>681</b>	- 5.7%
Days on Market Until Sale	30	<b>41</b>	+ 36.7%	29	<b>36</b>	+ 24.1%
Median Sales Price*	\$660,000	<b>\$659,000</b>	- 0.2%	\$645,500	<b>\$635,000</b>	- 1.6%
Average Sales Price*	\$674,717	<b>\$650,950</b>	- 3.5%	\$644,138	<b>\$641,159</b>	- 0.5%
Percent of Original List Price Received*	99.2%	<b>98.2%</b>	- 1.0%	99.1%	<b>98.7%</b>	- 0.4%
Percent of List Price Received*	100.0%	<b>100.2%</b>	+ 0.2%	100.4%	<b>100.2%</b>	- 0.2%
Inventory of Homes for Sale	212	<b>133</b>	- 37.3%	--	--	--
Months Supply of Inventory	3.6	<b>2.3</b>	- 36.1%	--	--	--

\* 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

