

Local Market Update for April 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

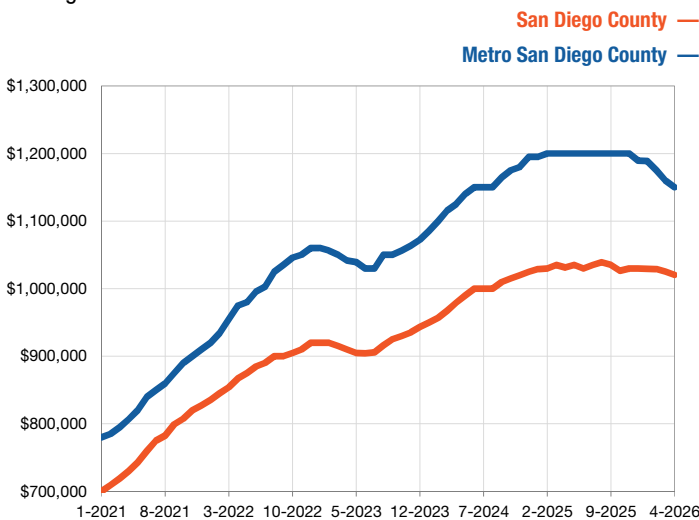
Detached Single-Family	April			Rolling 12 Months		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
Key Metrics						
New Listings	618	908	+ 46.9%	6,332	7,907	+ 24.9%
Pending Sales	338	564	+ 66.9%	4,036	4,666	+ 15.6%
Closed Sales	394	530	+ 34.5%	4,043	4,430	+ 9.6%
Days on Market Until Sale	21	28	+ 33.3%	24	28	+ 16.7%
Median Sales Price*	\$1,195,000	\$1,058,000	- 11.5%	\$1,200,000	\$1,150,000	- 4.2%
Average Sales Price*	\$1,554,717	\$1,436,840	- 7.6%	\$1,565,984	\$1,546,033	- 1.3%
Percent of Original List Price Received*	98.8%	98.3%	- 0.5%	98.7%	97.8%	- 0.9%
Percent of List Price Received*	99.5%	99.4%	- 0.1%	99.8%	99.1%	- 0.7%
Inventory of Homes for Sale	993	1,377	+ 38.7%	--	--	--
Months Supply of Inventory	3.0	3.5	+ 16.7%	--	--	--

* 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	April			Rolling 12 Months		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
Key Metrics						
New Listings	647	239	- 63.1%	6,152	4,977	- 19.1%
Pending Sales	276	134	- 51.4%	3,396	2,887	- 15.0%
Closed Sales	305	135	- 55.7%	3,390	3,006	- 11.3%
Days on Market Until Sale	31	44	+ 41.9%	30	41	+ 36.7%
Median Sales Price*	\$720,000	\$755,000	+ 4.9%	\$699,950	\$689,900	- 1.4%
Average Sales Price*	\$952,861	\$912,802	- 4.2%	\$867,878	\$866,853	- 0.1%
Percent of Original List Price Received*	98.2%	97.1%	- 1.1%	97.9%	96.6%	- 1.3%
Percent of List Price Received*	99.2%	98.9%	- 0.3%	99.2%	98.6%	- 0.6%
Inventory of Homes for Sale	1,326	508	- 61.7%	--	--	--
Months Supply of Inventory	4.7	2.1	- 55.3%	--	--	--

* 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.

Median Sales Price – Detached Single-Family
Rolling 12-Month Calculation



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

