

# Local Market Update for May 2026

Provided by the North San Diego County REALTORS®.

## 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

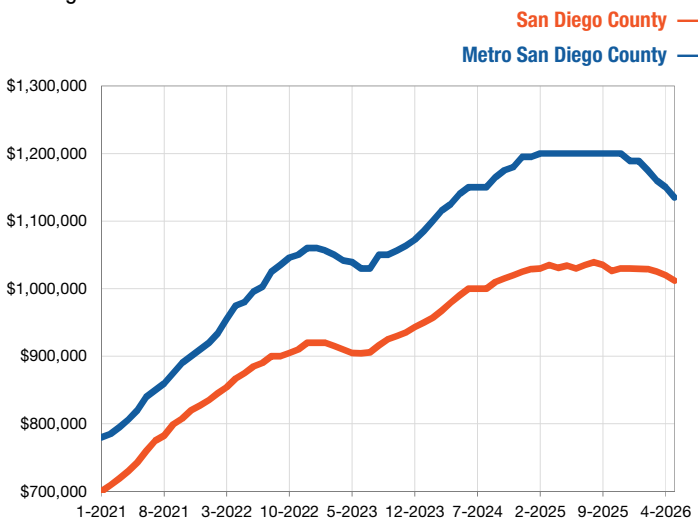
Detached Single-Family	May			Rolling 12 Months		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
<b>Key Metrics</b>						
New Listings	706	<b>839</b>	+ 18.8%	6,465	<b>8,135</b>	+ 25.8%
Pending Sales	360	<b>569</b>	+ 58.1%	4,017	<b>4,856</b>	+ 20.9%
Closed Sales	360	<b>506</b>	+ 40.6%	4,035	<b>4,595</b>	+ 13.9%
Days on Market Until Sale	18	<b>25</b>	+ 38.9%	24	<b>28</b>	+ 16.7%
Median Sales Price*	\$1,200,000	<b>\$1,054,000</b>	- 12.2%	\$1,200,000	<b>\$1,135,000</b>	- 5.4%
Average Sales Price*	\$1,583,871	<b>\$1,467,111</b>	- 7.4%	\$1,566,398	<b>\$1,533,328</b>	- 2.1%
Percent of Original List Price Received*	98.9%	<b>98.5%</b>	- 0.4%	98.5%	<b>97.8%</b>	- 0.7%
Percent of List Price Received*	99.7%	<b>99.3%</b>	- 0.4%	99.6%	<b>99.1%</b>	- 0.5%
Inventory of Homes for Sale	1,166	<b>1,474</b>	+ 26.4%	--	--	--
Months Supply of Inventory	3.5	<b>3.6</b>	+ 2.9%	--	--	--

\* 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.

Attached Single-Family	May			Rolling 12 Months		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
<b>Key Metrics</b>						
New Listings	623	<b>244</b>	- 60.8%	6,214	<b>4,583</b>	- 26.2%
Pending Sales	293	<b>138</b>	- 52.9%	3,373	<b>2,726</b>	- 19.2%
Closed Sales	297	<b>134</b>	- 54.9%	3,366	<b>2,847</b>	- 15.4%
Days on Market Until Sale	30	<b>33</b>	+ 10.0%	31	<b>42</b>	+ 35.5%
Median Sales Price*	\$710,000	<b>\$752,500</b>	+ 6.0%	\$700,000	<b>\$689,805</b>	- 1.5%
Average Sales Price*	\$903,660	<b>\$842,498</b>	- 6.8%	\$872,177	<b>\$861,712</b>	- 1.2%
Percent of Original List Price Received*	97.5%	<b>97.4%</b>	- 0.1%	97.7%	<b>96.6%</b>	- 1.1%
Percent of List Price Received*	98.8%	<b>98.9%</b>	+ 0.1%	99.1%	<b>98.5%</b>	- 0.6%
Inventory of Homes for Sale	1,403	<b>533</b>	- 62.0%	--	--	--
Months Supply of Inventory	5.0	<b>2.3</b>	- 54.0%	--	--	--

\* 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

