

Local Market Update for May 2026

Provided by the North San Diego County REALTORS®.

South San Diego County

ZIP Codes: 91902, 91910, 91911, 91913, 91914, 91915, 91932, 91950, 92154, 92173

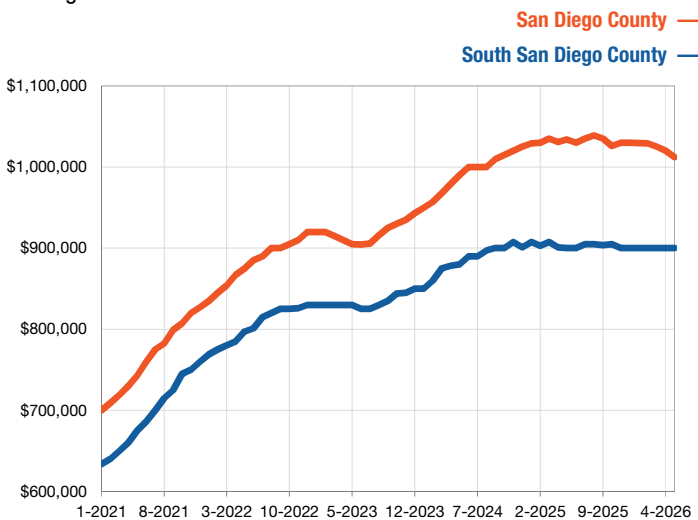
Detached Single-Family	May			Rolling 12 Months		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
Key Metrics						
New Listings	173	188	+ 8.7%	1,715	1,841	+ 7.3%
Pending Sales	119	165	+ 38.7%	1,152	1,311	+ 13.8%
Closed Sales	89	125	+ 40.4%	1,143	1,252	+ 9.5%
Days on Market Until Sale	25	17	- 32.0%	25	29	+ 16.0%
Median Sales Price*	\$869,000	\$875,000	+ 0.7%	\$900,000	\$899,944	- 0.0%
Average Sales Price*	\$986,873	\$919,010	- 6.9%	\$991,496	\$966,127	- 2.6%
Percent of Original List Price Received*	99.6%	100.8%	+ 1.2%	99.1%	99.3%	+ 0.2%
Percent of List Price Received*	100.1%	100.4%	+ 0.3%	100.0%	100.1%	+ 0.1%
Inventory of Homes for Sale	338	269	- 20.4%	--	--	--
Months Supply of Inventory	3.5	2.5	- 28.6%	--	--	--

* 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	May			Rolling 12 Months		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
Key Metrics						
New Listings	99	78	- 21.2%	1,128	1,045	- 7.4%
Pending Sales	57	55	- 3.5%	710	679	- 4.4%
Closed Sales	72	53	- 26.4%	731	654	- 10.5%
Days on Market Until Sale	34	37	+ 8.8%	30	36	+ 20.0%
Median Sales Price*	\$620,500	\$675,000	+ 8.8%	\$640,000	\$646,750	+ 1.1%
Average Sales Price*	\$623,176	\$673,459	+ 8.1%	\$639,175	\$655,553	+ 2.6%
Percent of Original List Price Received*	99.5%	99.6%	+ 0.1%	99.1%	98.8%	- 0.3%
Percent of List Price Received*	100.5%	100.3%	- 0.2%	100.4%	100.2%	- 0.2%
Inventory of Homes for Sale	222	141	- 36.5%	--	--	--
Months Supply of Inventory	3.8	2.5	- 34.2%	--	--	--

* 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

