Local Market Update for June 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®
HOMEDEX
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

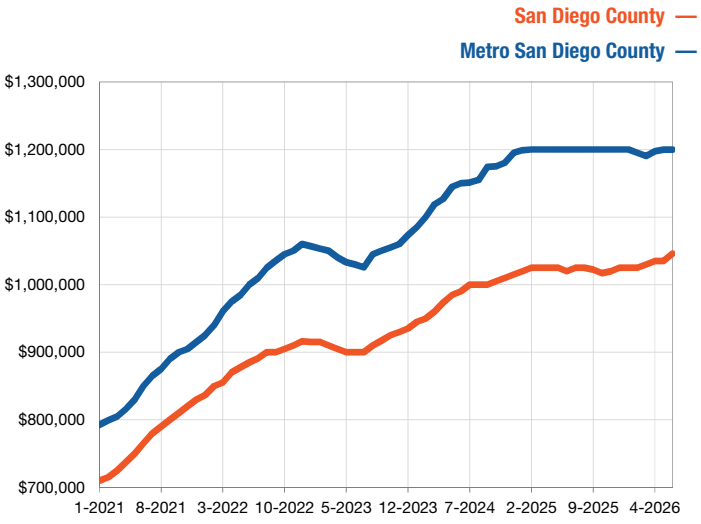
Detached Single-Family	June			Rolling 12 Months		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 6-2025**	**Thru 6-2026**	Percent Change
New Listings	629	**496**	- 21.1%	6,562	**6,045**	- 7.9%
Pending Sales	362	**345**	- 4.7%	4,084	**4,119**	+ 0.9%
Closed Sales	334	**379**	+ 13.5%	4,081	**4,111**	+ 0.7%
Days on Market Until Sale	22	**22**	0.0%	24	**27**	+ 12.5%
Median Sales Price*	$1,230,000	**$1,260,000**	+ 2.4%	$1,200,000	**$1,199,900**	- 0.0%
Average Sales Price*	$1,487,885	**$1,691,270**	+ 13.7%	$1,551,043	**$1,643,094**	+ 5.9%
Percent of Original List Price Received*	97.9%	**98.9%**	+ 1.0%	98.4%	**98.0%**	- 0.4%
Percent of List Price Received*	99.1%	**99.6%**	+ 0.5%	99.5%	**99.2%**	- 0.3%
Inventory of Homes for Sale	1,173	**720**	- 38.6%	--	--	--
Months Supply of Inventory	3.4	**2.1**	- 38.2%	--	--	--

* 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.

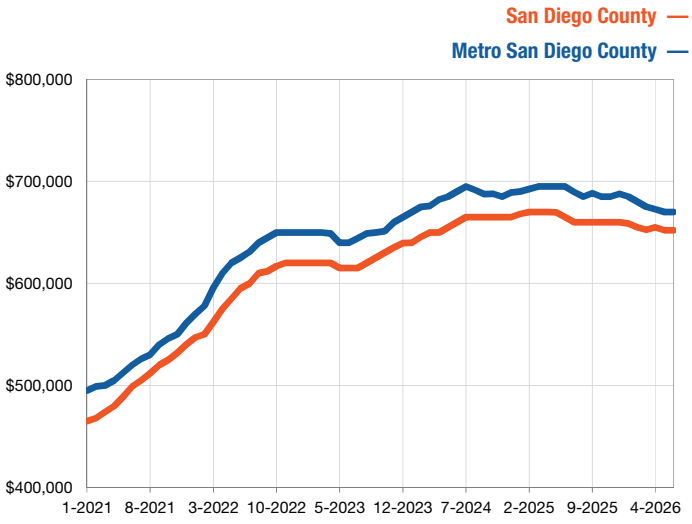
Attached Single-Family	June			Rolling 12 Months		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 6-2025**	**Thru 6-2026**	Percent Change
New Listings	622	**619**	- 0.5%	6,291	**6,624**	+ 5.3%
Pending Sales	299	**306**	+ 2.3%	3,359	**3,457**	+ 2.9%
Closed Sales	296	**288**	- 2.7%	3,350	**3,400**	+ 1.5%
Days on Market Until Sale	38	**34**	- 10.5%	33	**40**	+ 21.2%
Median Sales Price*	$700,000	**$686,500**	- 1.9%	$695,000	**$670,000**	- 3.6%
Average Sales Price*	$876,910	**$853,379**	- 2.7%	$870,500	**$853,930**	- 1.9%
Percent of Original List Price Received*	96.3%	**96.7%**	+ 0.4%	97.4%	**96.7%**	- 0.7%
Percent of List Price Received*	98.7%	**98.6%**	- 0.1%	98.9%	**98.5%**	- 0.4%
Inventory of Homes for Sale	1,475	**1,335**	- 9.5%	--	--	--
Months Supply of Inventory	5.3	**4.6**	- 13.2%	--	--	--

* 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



Current as of July 5, 2026. All data from CRMLS. Report © 2026 ShowingTime Plus, LLC.