

Local Market Update for July 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

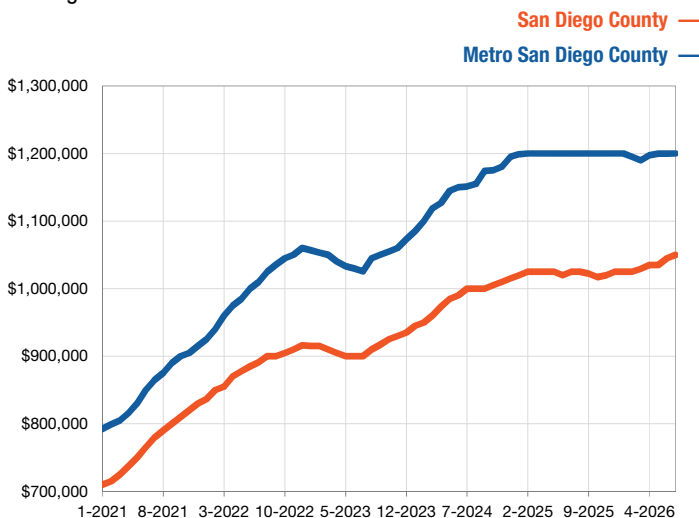
Detached Single-Family	July			Rolling 12 Months		
	2025	2026	Percent Change	Thru 7-2025	Thru 7-2026	Percent Change
New Listings	631	544	- 13.8%	6,605	5,995	- 9.2%
Pending Sales	370	364	- 1.6%	4,084	4,099	+ 0.4%
Closed Sales	365	330	- 9.6%	4,073	4,088	+ 0.4%
Days on Market Until Sale	28	24	- 14.3%	25	27	+ 8.0%
Median Sales Price*	\$1,150,000	\$1,263,000	+ 9.8%	\$1,200,000	\$1,200,000	0.0%
Average Sales Price*	\$1,597,936	\$1,571,889	- 1.6%	\$1,557,217	\$1,641,210	+ 5.4%
Percent of Original List Price Received*	97.4%	98.6%	+ 1.2%	98.2%	98.1%	- 0.1%
Percent of List Price Received*	98.8%	99.6%	+ 0.8%	99.4%	99.3%	- 0.1%
Inventory of Homes for Sale	1,213	766	- 36.9%	--	--	--
Months Supply of Inventory	3.6	2.2	- 38.9%	--	--	--

* 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	July			Rolling 12 Months		
	2025	2026	Percent Change	Thru 7-2025	Thru 7-2026	Percent Change
New Listings	618	619	+ 0.2%	6,376	6,659	+ 4.4%
Pending Sales	317	302	- 4.7%	3,379	3,440	+ 1.8%
Closed Sales	311	319	+ 2.6%	3,350	3,426	+ 2.3%
Days on Market Until Sale	42	38	- 9.5%	35	40	+ 14.3%
Median Sales Price*	\$640,000	\$699,000	+ 9.2%	\$689,450	\$675,000	- 2.1%
Average Sales Price*	\$827,183	\$889,234	+ 7.5%	\$864,857	\$859,437	- 0.6%
Percent of Original List Price Received*	97.0%	97.0%	0.0%	97.3%	96.7%	- 0.6%
Percent of List Price Received*	98.6%	98.7%	+ 0.1%	98.9%	98.5%	- 0.4%
Inventory of Homes for Sale	1,485	1,330	- 10.4%	--	--	--
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

