Local Market Update for August 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

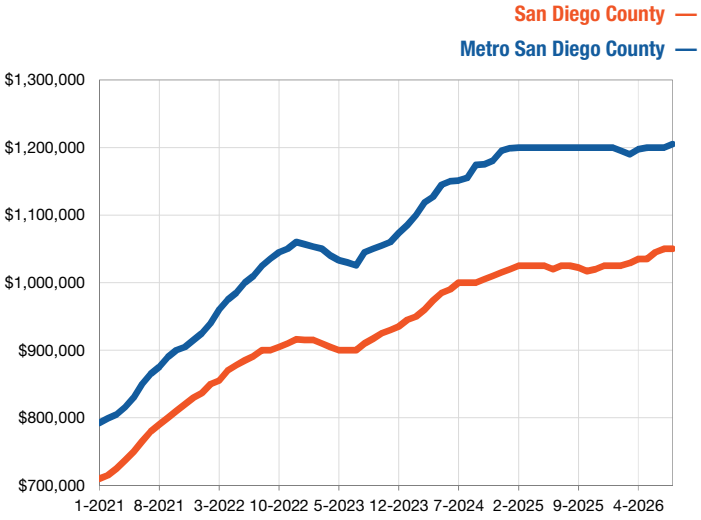
Detached Single-Family	August			Rolling 12 Months		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 8-2025**	**Thru 8-2026**	Percent Change
New Listings	550	**506**	- 8.0%	6,561	**6,000**	- 8.6%
Pending Sales	377	**357**	- 5.3%	4,085	**4,079**	- 0.1%
Closed Sales	379	**346**	- 8.7%	4,064	**4,072**	+ 0.2%
Days on Market Until Sale	28	**25**	- 10.7%	25	**27**	+ 8.0%
Median Sales Price*	$1,210,000	**$1,269,500**	+ 4.9%	$1,200,000	**$1,205,000**	+ 0.4%
Average Sales Price*	$1,637,222	**$1,630,774**	- 0.4%	$1,557,749	**$1,638,608**	+ 5.2%
Percent of Original List Price Received*	96.5%	**98.7%**	+ 2.3%	98.0%	**98.3%**	+ 0.3%
Percent of List Price Received*	98.4%	**99.7%**	+ 1.3%	99.2%	**99.4%**	+ 0.2%
Inventory of Homes for Sale	1,127	**768**	- 31.9%	--	--	--
Months Supply of Inventory	3.3	**2.3**	- 30.3%	--	--	--

* 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.

Attached Single-Family	August			Rolling 12 Months		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 8-2025**	**Thru 8-2026**	Percent Change
New Listings	542	**581**	+ 7.2%	6,360	**6,727**	+ 5.8%
Pending Sales	298	**288**	- 3.4%	3,378	**3,417**	+ 1.2%
Closed Sales	304	**279**	- 8.2%	3,349	**3,420**	+ 2.1%
Days on Market Until Sale	38	**39**	+ 2.6%	35	**40**	+ 14.3%
Median Sales Price*	$662,500	**$660,000**	- 0.4%	$685,000	**$675,000**	- 1.5%
Average Sales Price*	$871,824	**$832,095**	- 4.6%	$864,912	**$855,152**	- 1.1%
Percent of Original List Price Received*	96.2%	**97.0%**	+ 0.8%	97.3%	**96.8%**	- 0.5%
Percent of List Price Received*	98.1%	**98.7%**	+ 0.6%	98.9%	**98.6%**	- 0.3%
Inventory of Homes for Sale	1,445	**1,337**	- 7.5%	--	--	--
Months Supply of Inventory	5.1	**4.7**	- 7.8%	--	--	--

* 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



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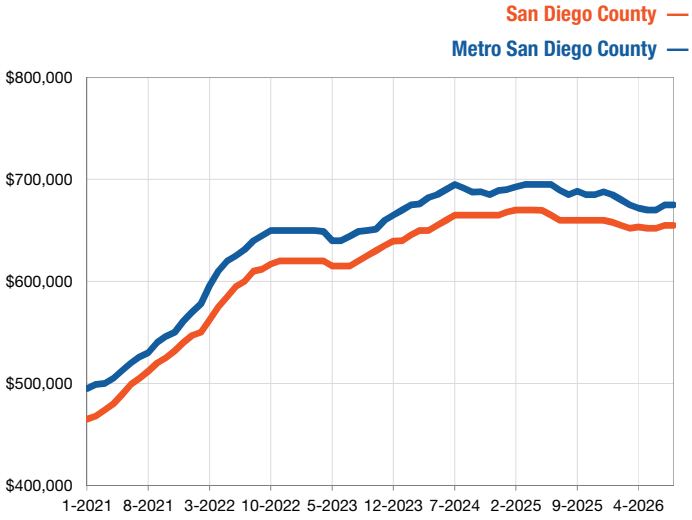

Current as of September 4, 2026. All data from CRMLS. Report © 2026 ShowingTime Plus, LLC.