

Local Market Update for August 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



South San Diego County

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

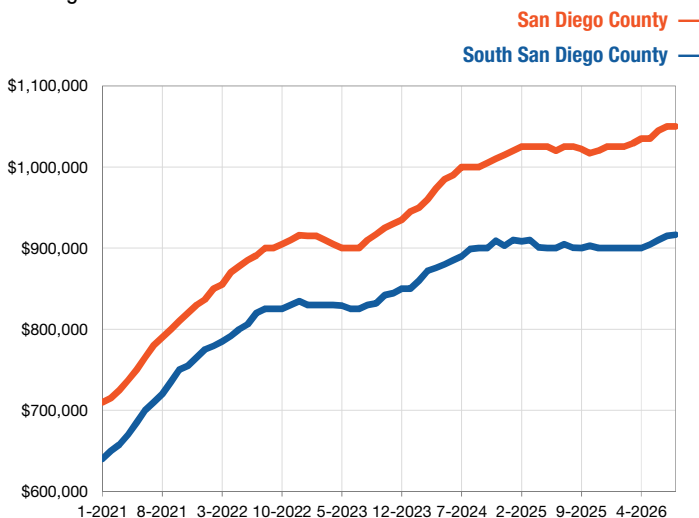
Detached Single-Family	August			Rolling 12 Months		
Key Metrics	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	149	153	+ 2.7%	1,790	1,755	- 2.0%
Pending Sales	142	99	- 30.3%	1,193	1,252	+ 4.9%
Closed Sales	115	102	- 11.3%	1,157	1,274	+ 10.1%
Days on Market Until Sale	29	23	- 20.7%	27	26	- 3.7%
Median Sales Price*	\$920,000	\$940,000	+ 2.2%	\$900,500	\$916,500	+ 1.8%
Average Sales Price*	\$981,339	\$1,057,508	+ 7.8%	\$991,296	\$997,867	+ 0.7%
Percent of Original List Price Received*	97.9%	99.9%	+ 2.0%	98.9%	99.7%	+ 0.8%
Percent of List Price Received*	99.4%	100.6%	+ 1.2%	99.8%	100.2%	+ 0.4%
Inventory of Homes for Sale	329	237	- 28.0%	--	--	--
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	111	96	- 13.5%	1,163	1,129	- 2.9%
Pending Sales	65	58	- 10.8%	690	679	- 1.6%
Closed Sales	63	44	- 30.2%	682	678	- 0.6%
Days on Market Until Sale	36	40	+ 11.1%	32	38	+ 18.8%
Median Sales Price*	\$690,000	\$615,000	- 10.9%	\$625,000	\$637,450	+ 2.0%
Average Sales Price*	\$676,370	\$622,862	- 7.9%	\$627,950	\$628,695	+ 0.1%
Percent of Original List Price Received*	98.8%	98.5%	- 0.3%	99.0%	98.5%	- 0.5%
Percent of List Price Received*	100.8%	100.1%	- 0.7%	100.4%	99.9%	- 0.5%
Inventory of Homes for Sale	285	222	- 22.1%	--	--	--
Months Supply of Inventory	5.0	3.9	- 22.0%	--	--	--

* 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

