

Local Market Update for September 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



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

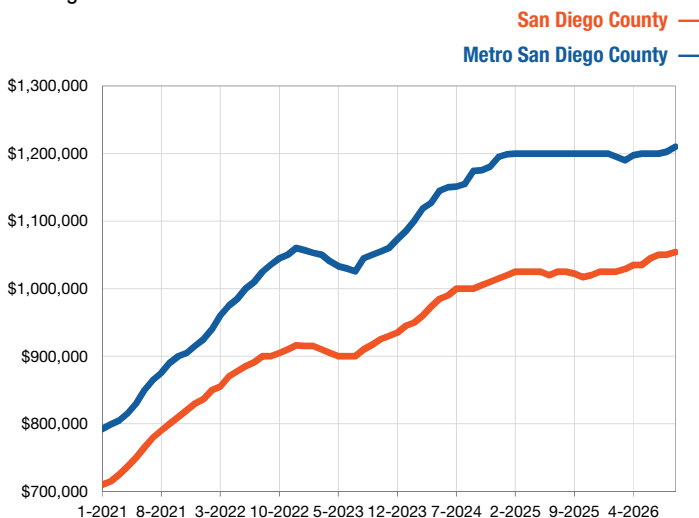
Detached Single-Family	September			Rolling 12 Months		
Key Metrics	2025	2026	Percent Change	Thru 9-2025	Thru 9-2026	Percent Change
New Listings	518	534	+ 3.1%	6,555	6,039	- 7.9%
Pending Sales	351	332	- 5.4%	4,107	4,055	- 1.3%
Closed Sales	358	308	- 14.0%	4,111	4,032	- 1.9%
Days on Market Until Sale	29	26	- 10.3%	26	26	0.0%
Median Sales Price*	\$1,172,500	\$1,200,000	+ 2.3%	\$1,200,000	\$1,210,000	+ 0.8%
Average Sales Price*	\$1,724,460	\$1,565,937	- 9.2%	\$1,582,349	\$1,624,460	+ 2.7%
Percent of Original List Price Received*	97.3%	98.2%	+ 0.9%	98.0%	98.4%	+ 0.4%
Percent of List Price Received*	99.2%	99.2%	0.0%	99.3%	99.4%	+ 0.1%
Inventory of Homes for Sale	1,052	797	- 24.2%	--	--	--
Months Supply of Inventory	3.1	2.4	- 22.6%	--	--	--

* 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	September			Rolling 12 Months		
Key Metrics	2025	2026	Percent Change	Thru 9-2025	Thru 9-2026	Percent Change
New Listings	550	519	- 5.6%	6,434	6,719	+ 4.4%
Pending Sales	302	278	- 7.9%	3,395	3,390	- 0.1%
Closed Sales	294	255	- 13.3%	3,382	3,385	+ 0.1%
Days on Market Until Sale	39	40	+ 2.6%	36	40	+ 11.1%
Median Sales Price*	\$680,000	\$692,500	+ 1.8%	\$688,500	\$675,000	- 2.0%
Average Sales Price*	\$858,482	\$846,042	- 1.4%	\$868,494	\$853,827	- 1.7%
Percent of Original List Price Received*	96.3%	96.2%	- 0.1%	97.1%	96.8%	- 0.3%
Percent of List Price Received*	98.2%	98.0%	- 0.2%	98.8%	98.6%	- 0.2%
Inventory of Homes for Sale	1,392	1,273	- 8.5%	--	--	--
Months Supply of Inventory	4.9	4.5	- 8.2%	--	--	--

* 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

