

Monthly Indicators

September 2026

U.S. existing-home sales fell 2.0% from the previous month and 1.2% from a year earlier to a seasonally adjusted annual rate of 3.98 million, the first reading below 4 million since June 2025, according to the National Association of REALTORS® (NAR). Sales held steady in the West and declined in the Northeast, Midwest, and South. Compared with a year earlier, sales were unchanged in the South and declined in the Northeast, Midwest, and West.

Closed Sales decreased 10.6 percent for Detached homes and 21.7 percent for Attached homes. Pending Sales decreased 21.5 percent for Detached homes and 23.0 percent for Attached homes.

The Median Sales Price was up 7.0 percent to \$1,185,000 for Detached homes but remained flat at \$709,675 for Attached homes. Days on Market decreased 7.7 percent for Detached homes but increased 23.5 percent for Attached homes. Supply decreased 35.0 percent for Detached homes and 23.9 percent for Attached homes.

Heading into September, there were 1.62 million homes listed for sale, up 3.2% from the previous month and 5.9% from a year earlier, the first time inventory has exceeded 1.6 million units since November 2019, NAR reported. That represents a 4.9-month supply at the current sales pace, up from 4.6 months a month earlier and the highest level in over ten years, according to NAR Chief Economist Lawrence Yun. The median existing-home sales price rose 1.6% year-over-year to \$429,100, marking 38 consecutive months of annual gains, and year-to-date sales are up 1.6%. The Federal Reserve raised its benchmark rate by a quarter point on September 16 to a range of 3.75% to 4%, its first increase since July 2023, and the 30-year fixed-rate mortgage moved above 7% in late September, up from an August average of 6.67%, according to Freddie Mac.

Monthly Snapshot

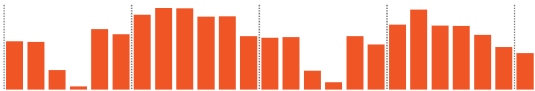
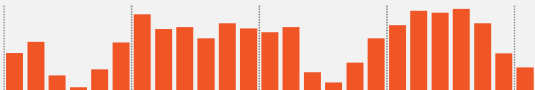
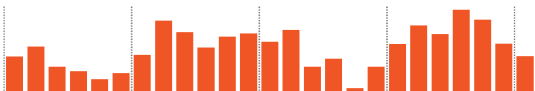
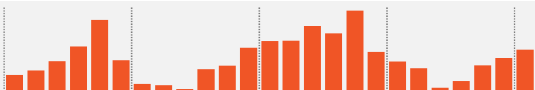
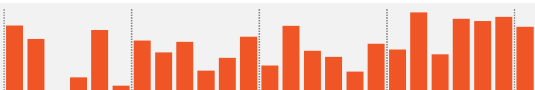
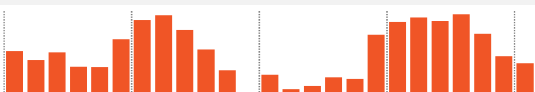
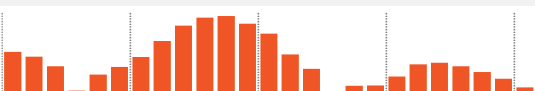
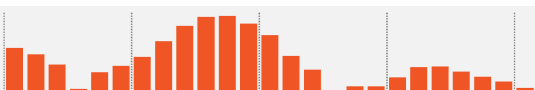
\$1,185,000	\$709,675	\$1,020,000
Median Sales Price Detached Homes	Median Sales Price Attached Homes	Median Sales Price All Properties Combined

A research tool provided by the North San Diego County REALTORS® for residential real estate activity in North San Diego County. Percent changes are calculated using rounded figures.

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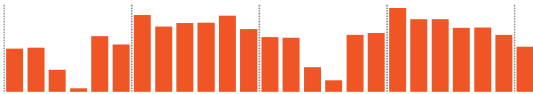
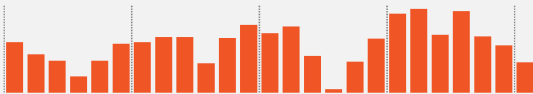
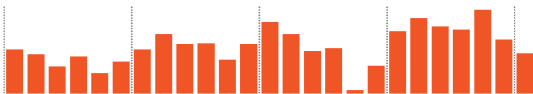
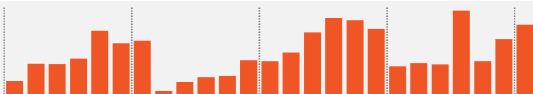
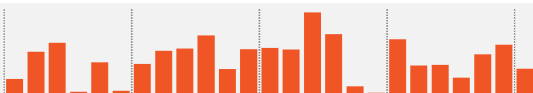
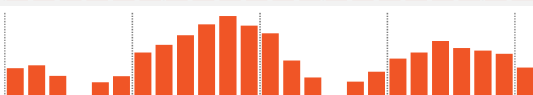
Single-Family Detached Activity Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. **Detached homes only.**

Key Metrics	Historical Sparkbars			9-2025	9-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
	09-2024	09-2025	09-2026						
New Listings				933	781	- 16.3%	9,762	8,775	- 10.1%
Pending Sales				674	529	- 21.5%	6,002	6,012	+ 0.2%
Closed Sales				669	598	- 10.6%	5,801	5,958	+ 2.7%
Days on Market				39	36	- 7.7%	32	33	+ 3.1%
Median Sales Price				\$1,107,000	\$1,185,000	+ 7.0%	\$1,150,000	\$1,199,000	+ 4.3%
Average Sales Price				\$1,469,359	\$1,593,505	+ 8.4%	\$1,508,996	\$1,574,693	+ 4.4%
Pct. of Orig. Price Received				96.4%	96.8%	+ 0.4%	97.3%	97.9%	+ 0.6%
Housing Affordability Index				26	23	- 11.5%	25	22	- 12.0%
Inventory of Homes for Sale				2,528	1,651	- 34.7%	--	--	--
Months Supply of Inventory				4.0	2.6	- 35.0%	--	--	--

Single-Family Attached Activity Overview

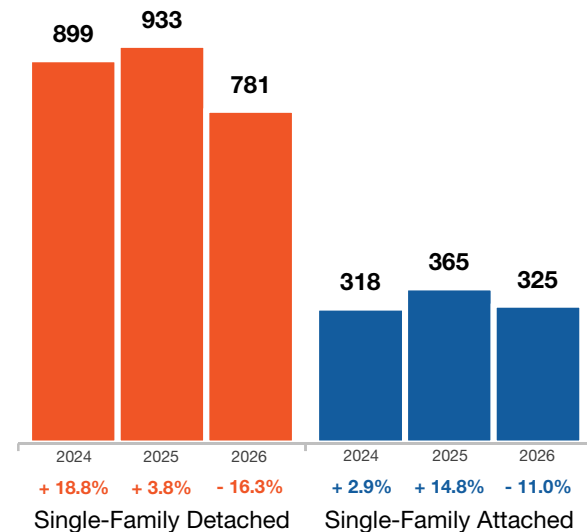
Key metrics by report month and for year-to-date (YTD) starting from the first of the year. **Attached homes only.**

Key Metrics	Historical Sparkbars			9-2025	9-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
	09-2024	09-2025	09-2026						
New Listings				365	325	- 11.0%	3,624	3,617	- 0.2%
Pending Sales				239	184	- 23.0%	1,998	2,125	+ 6.4%
Closed Sales				263	206	- 21.7%	1,942	2,064	+ 6.3%
Days on Market				34	42	+ 23.5%	34	38	+ 11.8%
Median Sales Price				\$710,000	\$709,675	- 0.0%	\$720,000	\$720,000	0.0%
Average Sales Price				\$870,792	\$835,348	- 4.1%	\$856,377	\$843,202	- 1.5%
Pct. of Orig. Price Received				97.2%	97.1%	- 0.1%	97.8%	97.5%	- 0.3%
Housing Affordability Index				40	38	- 5.0%	39	37	- 5.1%
Inventory of Homes for Sale				971	787	- 18.9%	--	--	--
Months Supply of Inventory				4.6	3.5	- 23.9%	--	--	--

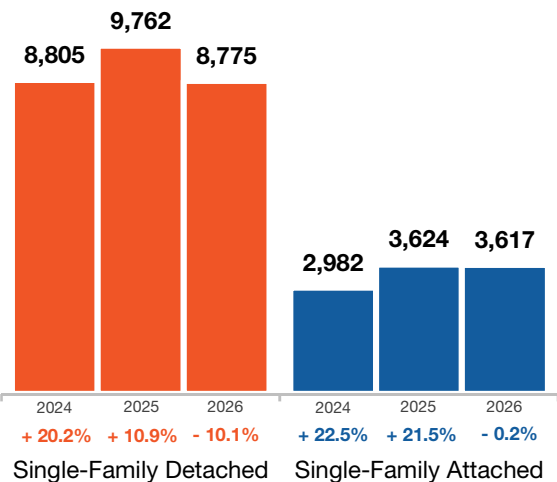
New Listings

A count of the properties that have been newly listed on the market in a given month.

September

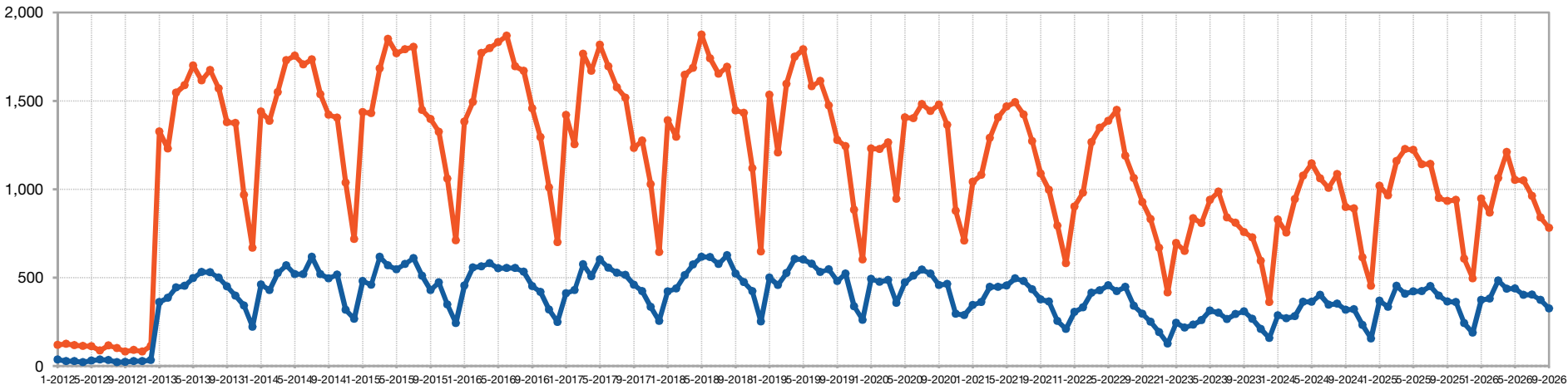


Year to Date



New Listings	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Oct-2025	939	+5.3%	362	+12.8%
Nov-2025	607	-1.1%	242	+4.3%
Dec-2025	495	+9.0%	189	+21.2%
Jan-2026	948	-7.0%	374	+1.4%
Feb-2026	868	-10.1%	381	+14.1%
Mar-2026	1,063	-8.3%	483	+6.4%
Apr-2026	1,210	-1.4%	437	+7.1%
May-2026	1,052	-14.0%	438	+3.8%
Jun-2026	1,050	-8.1%	402	-5.0%
Jul-2026	962	-15.8%	403	-10.8%
Aug-2026	841	-11.5%	374	-5.8%
Sep-2026	781	-16.3%	325	-11.0%
12-Month Avg	901	-7.7%	368	+1.8%

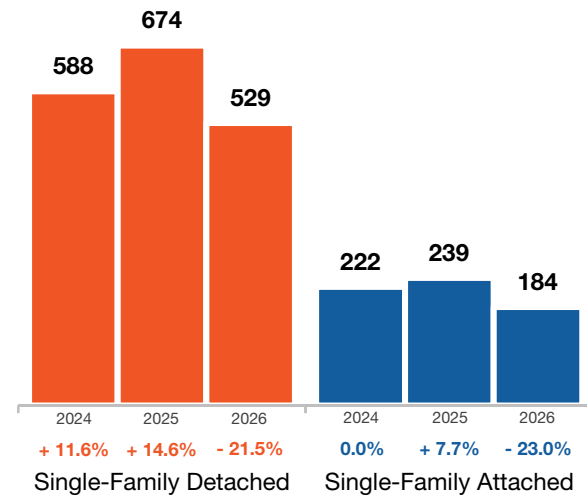
Historical New Listings by Month



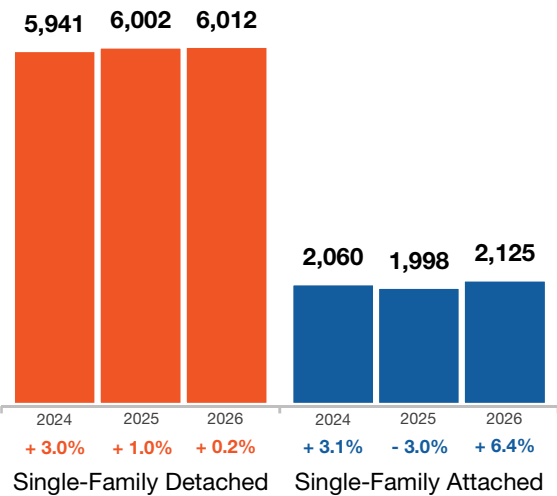
Pending Sales

A count of the properties on which offers have been accepted in a given month.

September

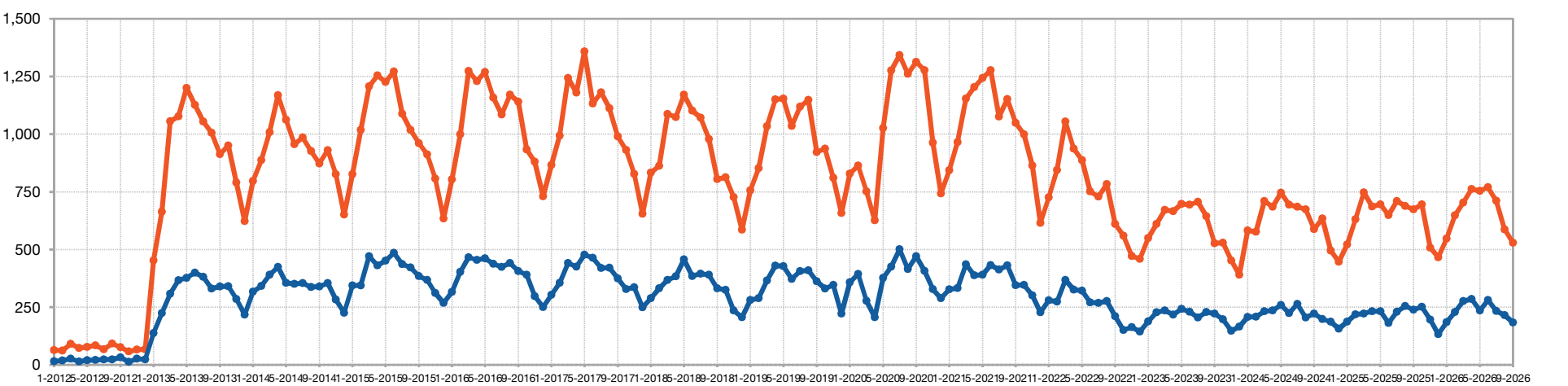


Year to Date



Pending Sales	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Oct-2025	695	+9.6%	252	+26.6%
Nov-2025	508	+2.6%	196	+4.8%
Dec-2025	466	+4.3%	133	-15.3%
Jan-2026	548	+5.2%	185	-1.1%
Feb-2026	648	+2.7%	229	+4.6%
Mar-2026	703	-5.9%	276	+24.3%
Apr-2026	762	+11.1%	285	+22.8%
May-2026	754	+8.5%	236	+1.7%
Jun-2026	770	+18.6%	281	+54.4%
Jul-2026	711	+0.1%	233	+1.3%
Aug-2026	587	-14.8%	216	-15.3%
Sep-2026	529	-21.5%	184	-23.0%
12-Month Avg	632	+1.4%	212	+6.5%

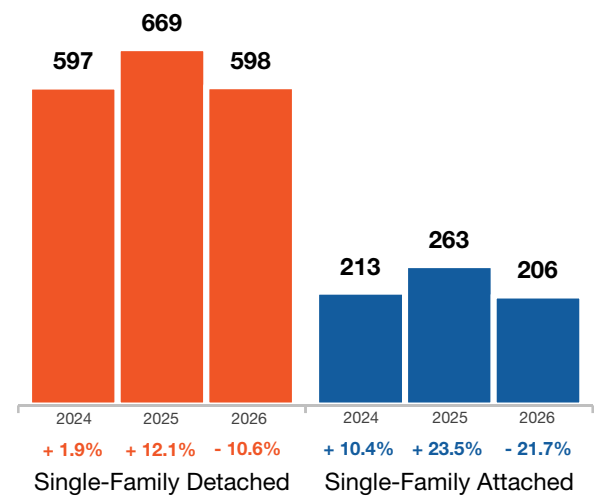
Historical Pending Sales by Month



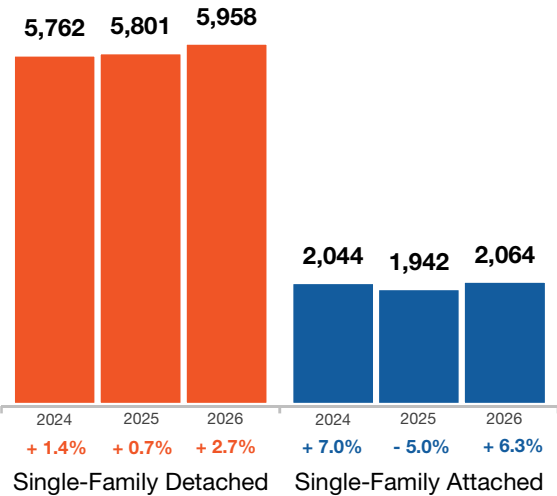
Closed Sales

A count of the actual sales that closed in a given month.

September

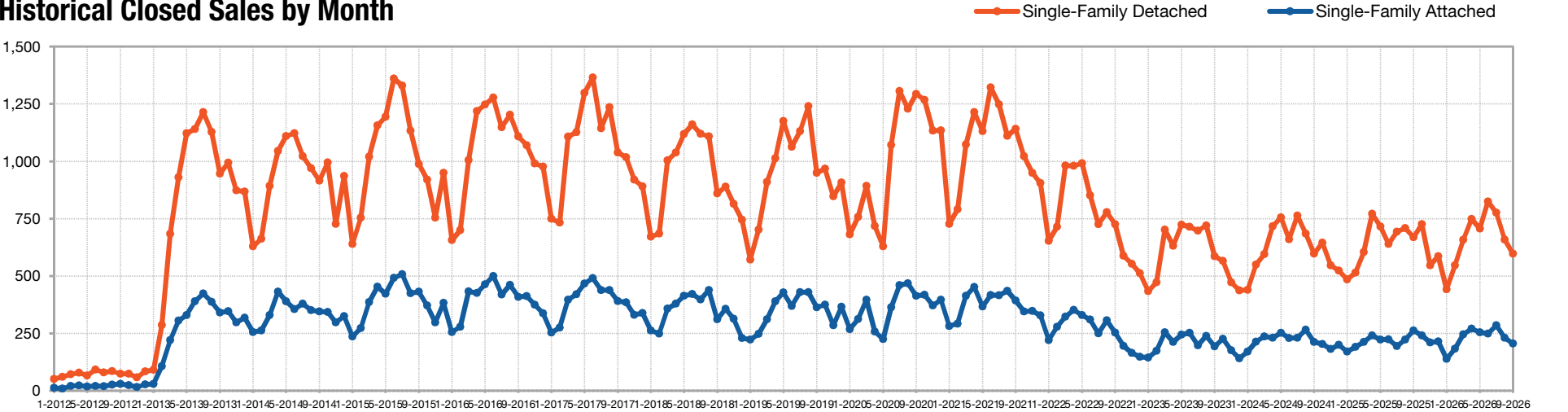


Year to Date



Closed Sales	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Oct-2025	726	+12.6%	241	+18.1%
Nov-2025	546	0.0%	210	+15.4%
Dec-2025	586	+11.8%	215	+7.5%
Jan-2026	442	-8.9%	139	-18.2%
Feb-2026	546	+6.0%	183	-4.2%
Mar-2026	658	+8.9%	246	+15.5%
Apr-2026	748	-3.0%	270	+12.0%
May-2026	706	-1.3%	255	+14.3%
Jun-2026	825	+28.9%	249	+11.2%
Jul-2026	776	+12.0%	285	+46.9%
Aug-2026	659	-7.1%	231	+3.6%
Sep-2026	598	-10.6%	206	-21.7%
12-Month Avg	626	+4.0%	211	+8.0%

Historical Closed Sales by Month

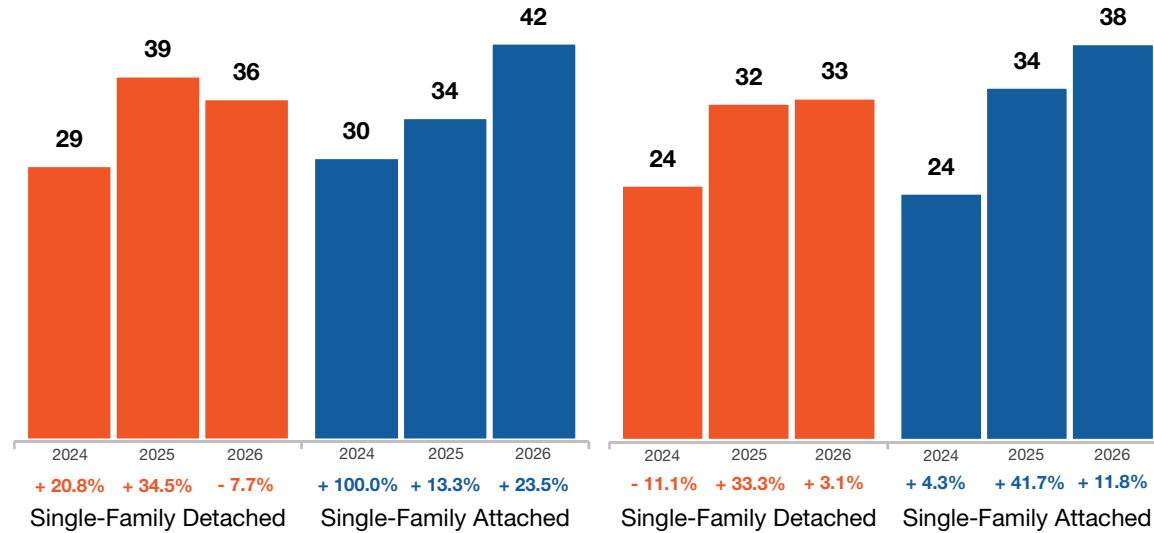


Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted in a given month.

September

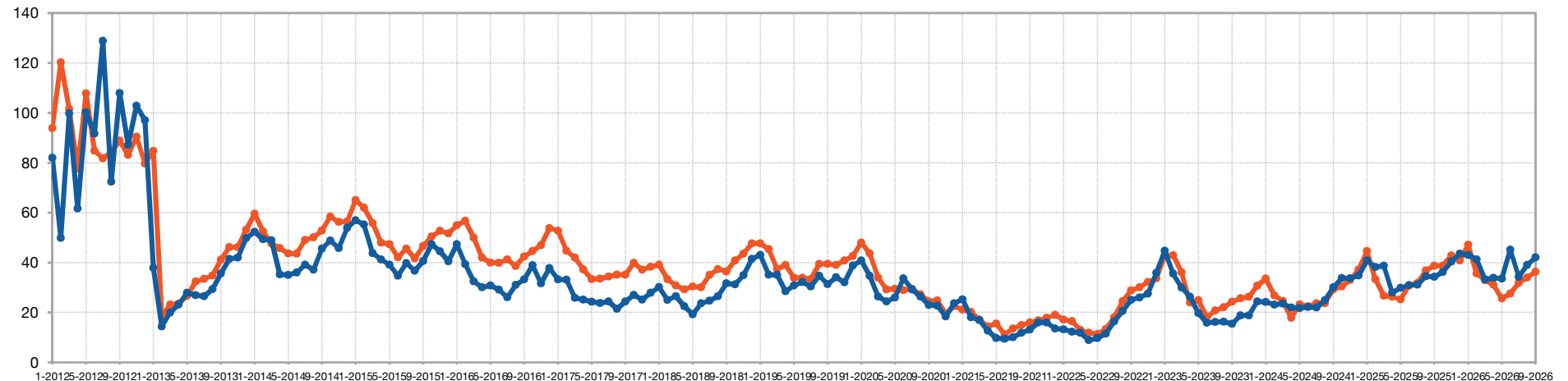
Year to Date



Days on Market	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Oct-2025	39	+30.0%	36	+5.9%
Nov-2025	43	+30.3%	40	+17.6%
Dec-2025	41	+10.8%	44	+25.7%
Jan-2026	47	+4.4%	43	+4.9%
Feb-2026	36	+9.1%	41	+7.9%
Mar-2026	33	+22.2%	33	-15.4%
Apr-2026	31	+19.2%	34	+21.4%
May-2026	26	+4.0%	34	+13.3%
Jun-2026	27	-12.9%	45	+45.2%
Jul-2026	32	0.0%	34	+9.7%
Aug-2026	34	-8.1%	39	+14.7%
Sep-2026	36	-7.7%	42	+23.5%
12-Month Avg*	32	+6.5%	34	+13.4%

* Days on Market for all properties from October 2025 through September 2026. This is not the average of the individual figures above.

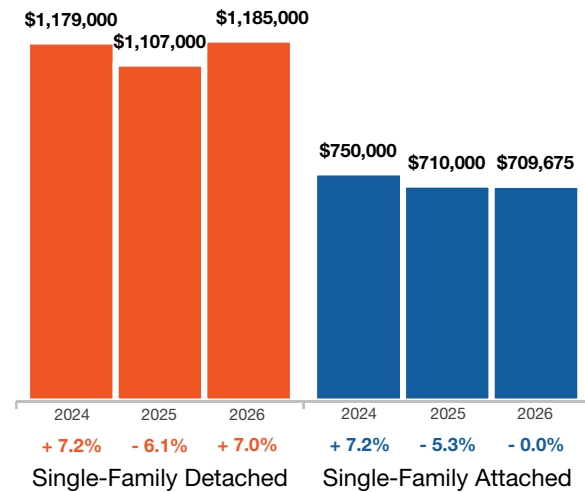
Historical Days on Market Until Sale by Month



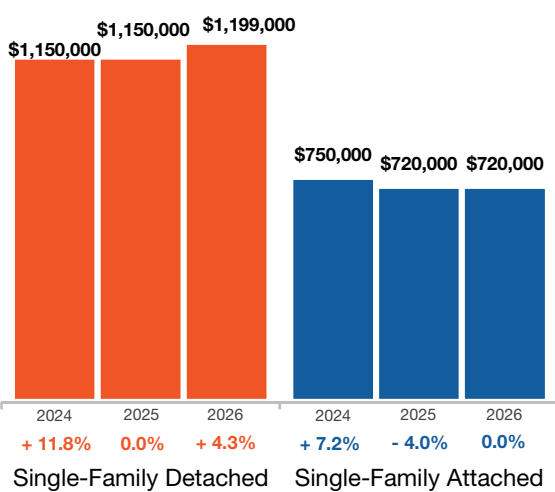
Median Sales Price

Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

September



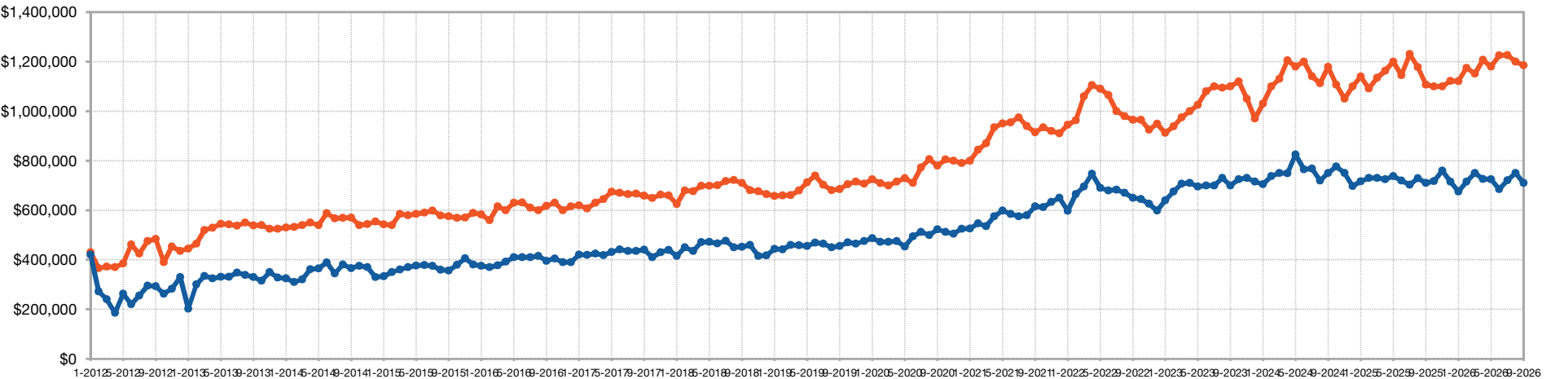
Year to Date



Median Sales Price	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Oct-2025	\$1,100,000	-0.7%	\$717,500	-7.7%
Nov-2025	\$1,100,000	+4.8%	\$759,900	+1.3%
Dec-2025	\$1,122,500	+2.0%	\$715,000	+2.6%
Jan-2026	\$1,120,600	-1.7%	\$675,000	-5.8%
Feb-2026	\$1,175,000	+7.7%	\$715,000	-2.1%
Mar-2026	\$1,152,000	+1.5%	\$749,950	+2.7%
Apr-2026	\$1,207,000	+3.8%	\$726,250	+0.2%
May-2026	\$1,180,000	-1.7%	\$725,000	-1.7%
Jun-2026	\$1,225,000	+7.0%	\$685,000	-4.9%
Jul-2026	\$1,226,500	-0.3%	\$720,900	+2.6%
Aug-2026	\$1,200,000	+1.9%	\$750,000	+2.9%
Sep-2026	\$1,185,000	+7.0%	\$709,675	-0.0%
12-Month Avg*	\$1,146,463	+2.5%	\$726,500	-0.9%

* Median Sales Price for all properties from October 2025 through September 2026. This is not the average of the individual figures above.

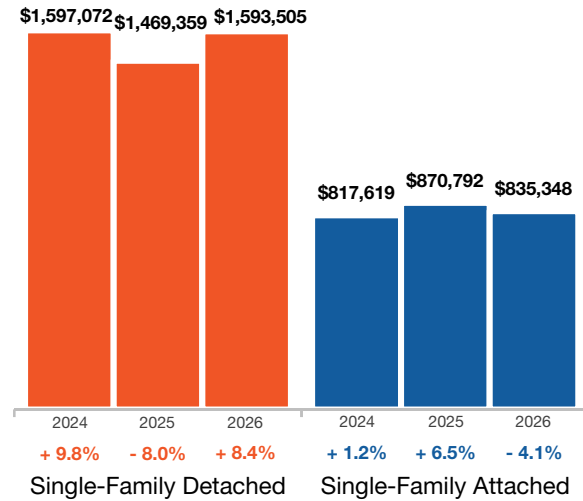
Historical Median Sales Price by Month



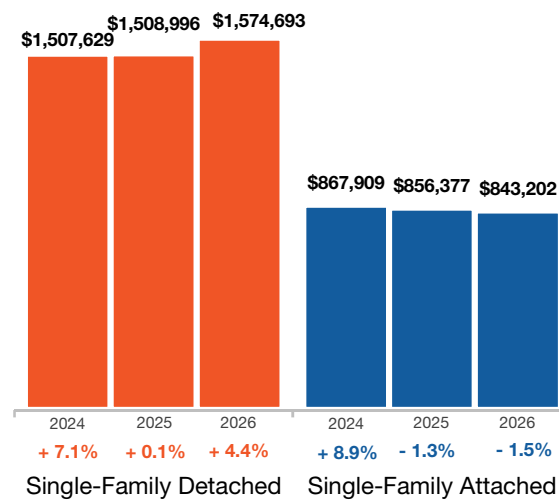
Average Sales Price

Average sales price for all closed sales, not accounting for seller concessions, in a given month.

September



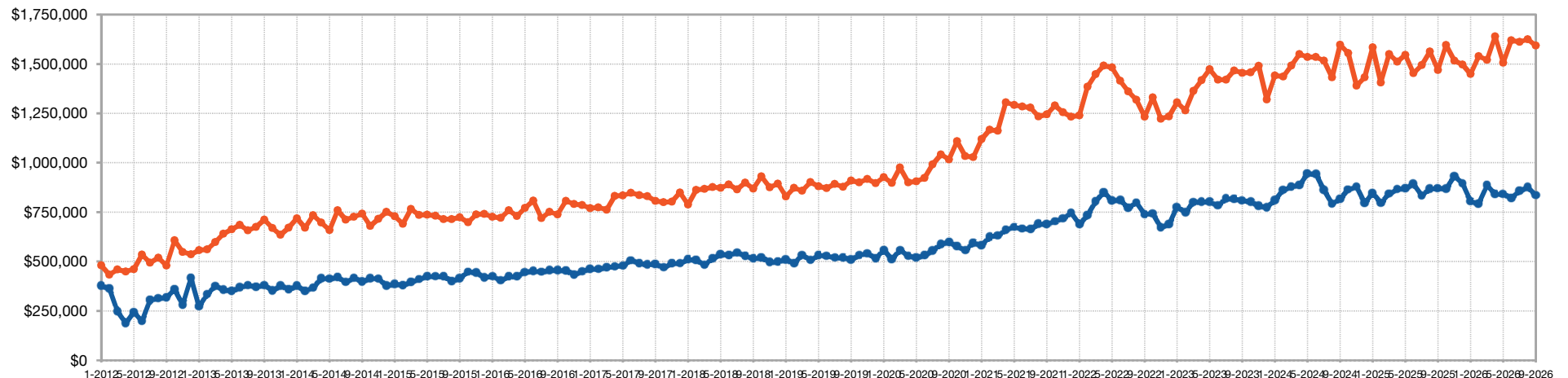
Year to Date



Avg. Sales Price	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Oct-2025	\$1,596,318	+2.7%	\$867,979	+0.4%
Nov-2025	\$1,516,823	+9.1%	\$932,006	+6.0%
Dec-2025	\$1,496,793	+4.5%	\$894,873	+12.5%
Jan-2026	\$1,449,820	-8.4%	\$804,754	-4.9%
Feb-2026	\$1,539,565	+9.5%	\$793,935	-0.4%
Mar-2026	\$1,520,949	-1.8%	\$885,756	+5.0%
Apr-2026	\$1,639,692	+8.5%	\$840,470	-3.0%
May-2026	\$1,505,329	-2.6%	\$841,996	-3.2%
Jun-2026	\$1,619,347	+11.4%	\$819,697	-8.2%
Jul-2026	\$1,612,090	+7.9%	\$859,949	+3.0%
Aug-2026	\$1,625,048	+4.0%	\$876,523	+0.9%
Sep-2026	\$1,593,505	+8.4%	\$835,348	-4.1%
12-Month Avg*	\$1,559,607	+4.5%	\$854,440	+0.3%

* Avg. Sales Price for all properties from October 2025 through September 2026. This is not the average of the individual figures above.

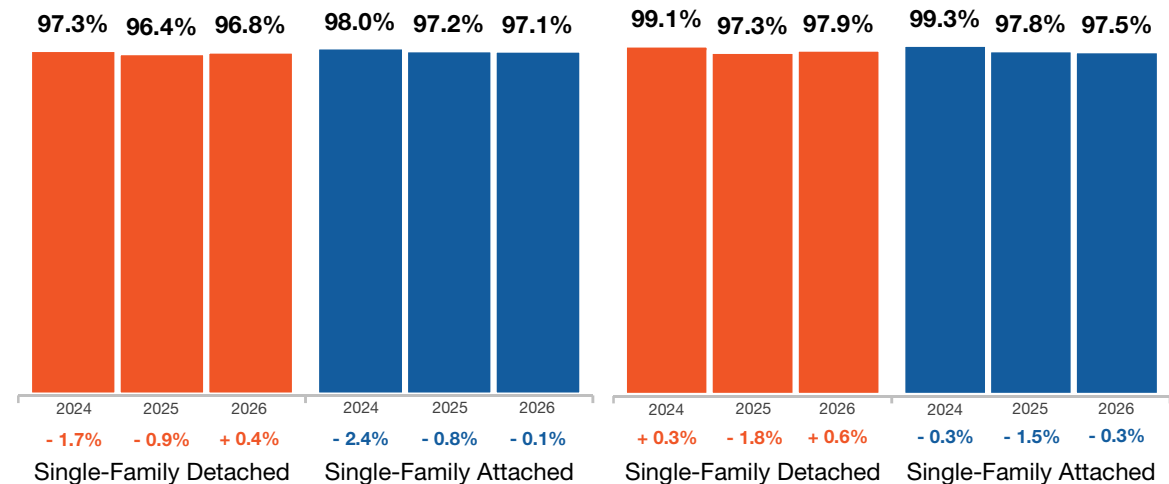
Historical Average Sales Price by Month



Percent of Original List Price Received

Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

September

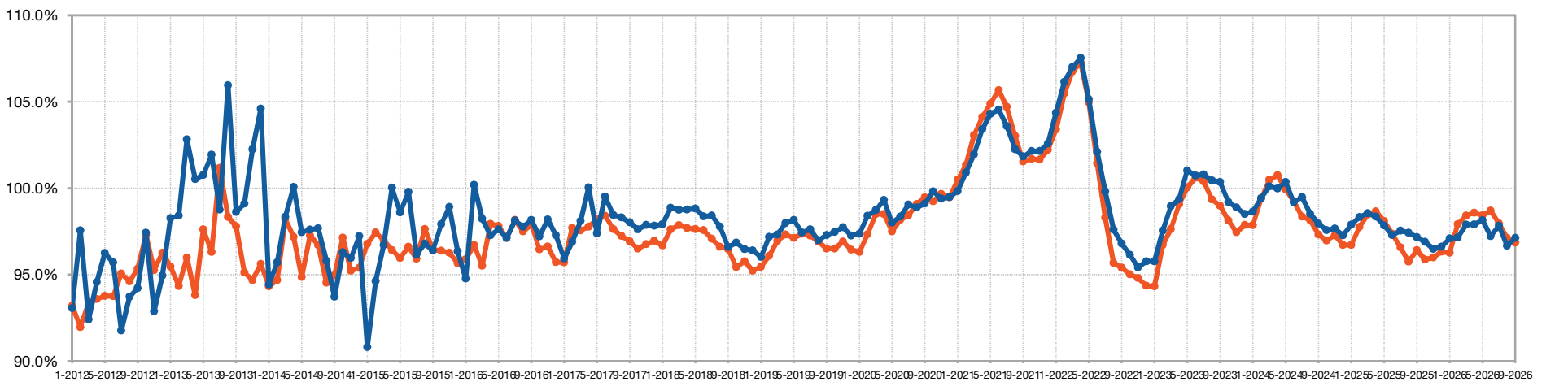


Year to Date

Pct. of Orig. Price Received	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Oct-2025	95.9%	-1.1%	96.9%	-0.7%
Nov-2025	96.0%	-1.3%	96.5%	-1.2%
Dec-2025	96.3%	-0.4%	96.6%	-0.7%
Jan-2026	96.3%	-0.4%	97.1%	-0.8%
Feb-2026	97.9%	+0.1%	97.2%	-1.1%
Mar-2026	98.4%	-0.1%	97.9%	-0.7%
Apr-2026	98.6%	-0.1%	97.9%	-0.5%
May-2026	98.4%	+0.3%	98.2%	+0.4%
Jun-2026	98.7%	+1.3%	97.2%	-0.1%
Jul-2026	98.0%	+1.4%	97.8%	+0.3%
Aug-2026	97.1%	+1.5%	96.7%	-0.7%
Sep-2026	96.8%	+0.4%	97.1%	-0.1%
12-Month Avg*	97.4%	+0.2%	97.3%	-0.4%

* Pct. of Orig. Price Received for all properties from October 2025 through September 2026. This is not the average of the individual figures above.

Historical Percent of Original List Price Received by Month

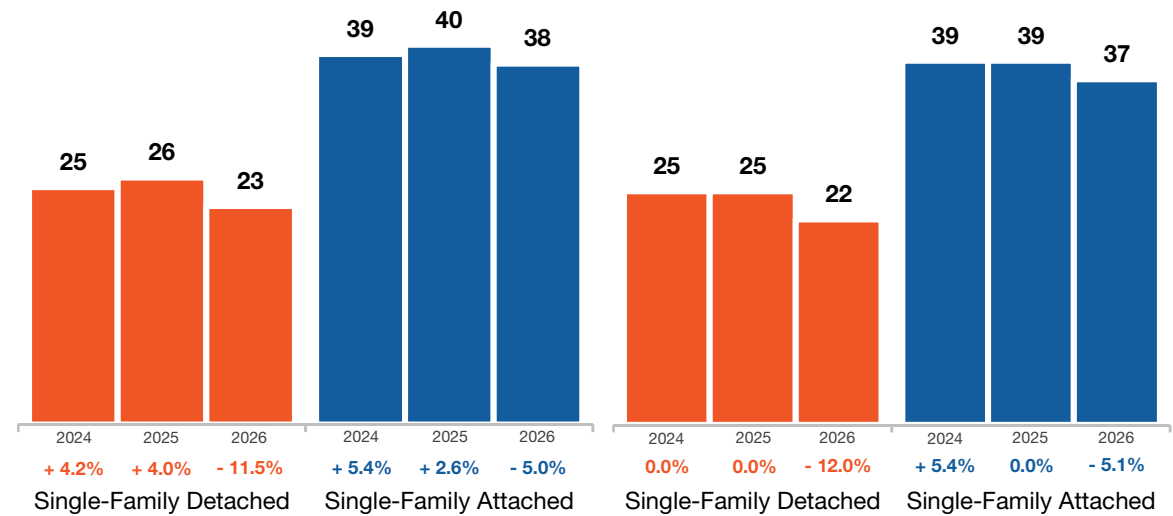


Housing Affordability Index

This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

September

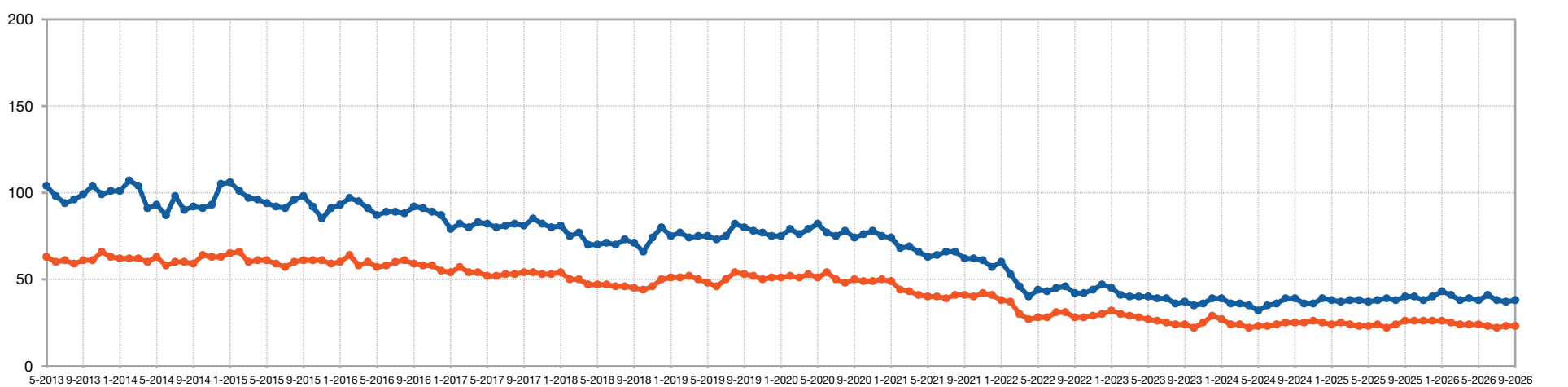
Year to Date



Affordability Index	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Oct-2025	26	+4.0%	40	+11.1%
Nov-2025	26	0.0%	38	+5.6%
Dec-2025	26	+4.0%	40	+2.6%
Jan-2026	26	+8.3%	43	+13.2%
Feb-2026	25	0.0%	41	+10.8%
Mar-2026	24	0.0%	38	0.0%
Apr-2026	24	+4.3%	39	+2.6%
May-2026	24	+4.3%	38	+2.7%
Jun-2026	23	-4.2%	41	+7.9%
Jul-2026	22	0.0%	38	-2.6%
Aug-2026	23	-4.2%	37	-2.6%
Sep-2026	23	-11.5%	38	-5.0%
12-Month Avg*	24	-7.5%	39	-4.8%

* Affordability Index for all properties from October 2025 through September 2026. This is not the average of the individual figures above.

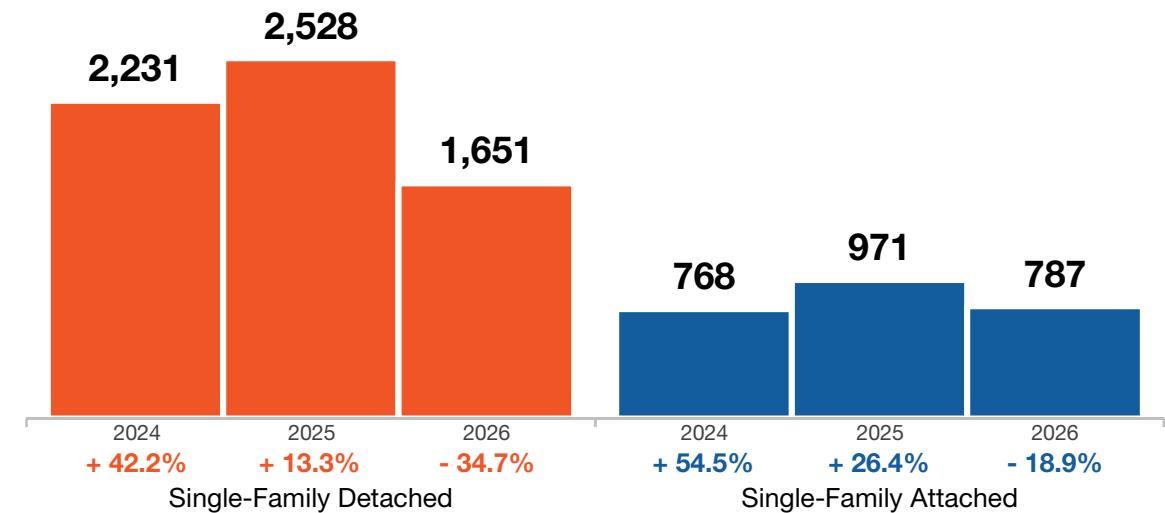
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

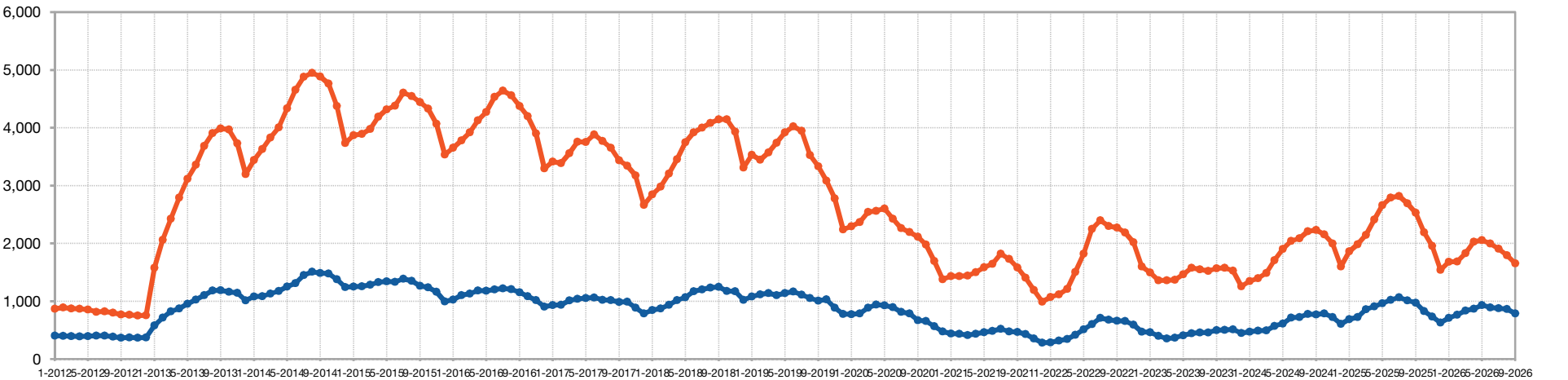
The number of properties available for sale in active status at the end of a given month.

September



Homes for Sale	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Oct-2025	2,189	+1.5%	825	+5.1%
Nov-2025	1,957	-1.9%	734	+1.2%
Dec-2025	1,542	-3.7%	629	+4.0%
Jan-2026	1,681	-9.8%	711	+3.3%
Feb-2026	1,687	-15.0%	765	+6.0%
Mar-2026	1,830	-14.8%	835	-2.7%
Apr-2026	2,028	-15.9%	869	-4.4%
May-2026	2,054	-22.8%	931	-3.1%
Jun-2026	1,995	-28.5%	892	-12.6%
Jul-2026	1,905	-32.4%	878	-17.6%
Aug-2026	1,792	-33.4%	862	-14.9%
Sep-2026	1,651	-34.7%	787	-18.9%
12-Month Avg	2,304	-19.3%	860	-5.9%

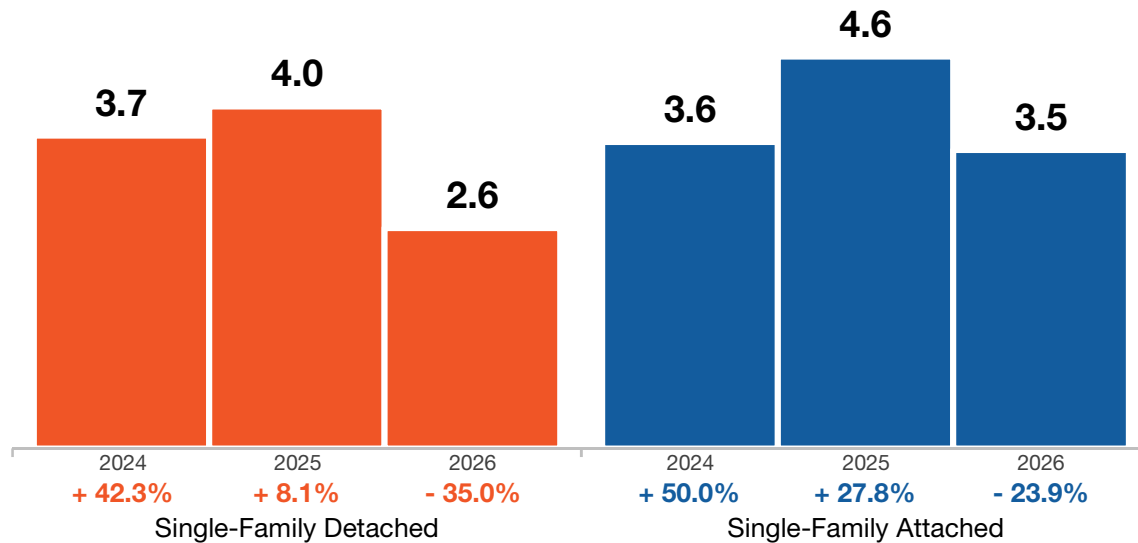
Historical Inventory of Homes for Sale by Month



Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

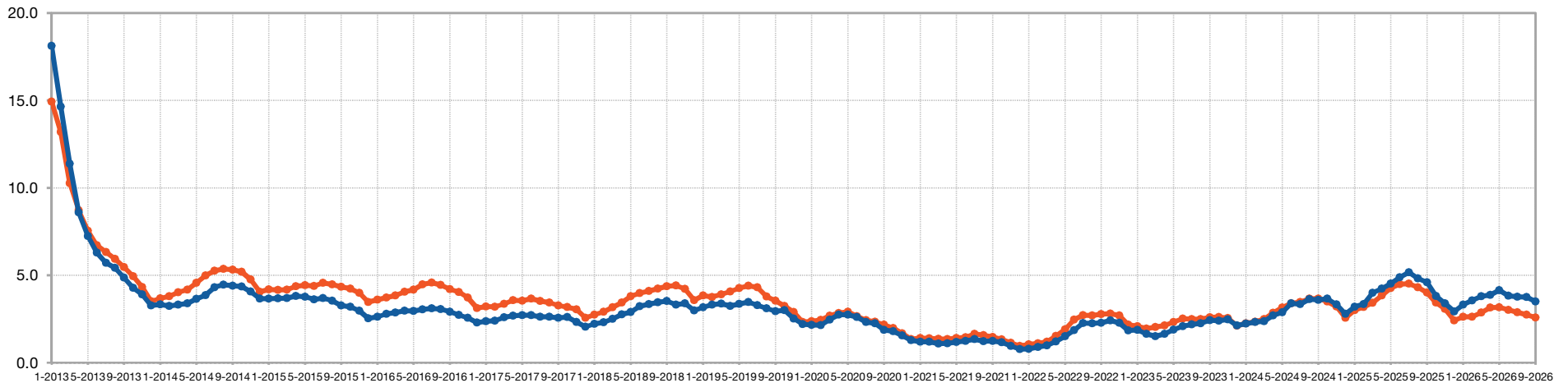
September



Months Supply	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Oct-2025	3.4	-2.9%	3.8	+2.7%
Nov-2025	3.1	-3.1%	3.4	+3.0%
Dec-2025	2.4	-7.7%	2.9	+3.6%
Jan-2026	2.6	-13.3%	3.3	+3.1%
Feb-2026	2.6	-18.8%	3.5	+6.1%
Mar-2026	2.9	-14.7%	3.8	-5.0%
Apr-2026	3.1	-18.4%	3.9	-7.1%
May-2026	3.2	-25.6%	4.1	-8.9%
Jun-2026	3.0	-33.3%	3.8	-22.4%
Jul-2026	2.9	-35.6%	3.8	-26.9%
Aug-2026	2.7	-37.2%	3.7	-22.9%
Sep-2026	2.6	-35.0%	3.5	-23.9%
12-Month Avg*	3.7	-21.9%	4.0	-10.1%

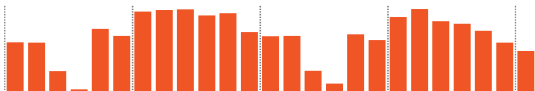
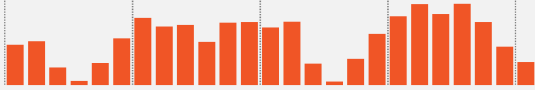
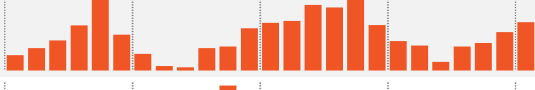
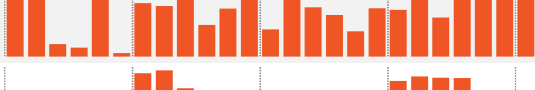
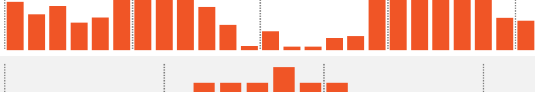
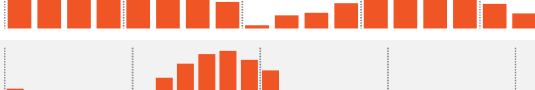
* Months Supply for all properties from October 2025 through September 2026. This is not the average of the individual figures above.

Historical Months Supply of Inventory by Month



All Properties Combined

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars			9-2025	9-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
	09-2024	09-2025	09-2026						
New Listings				1,299	1,106	- 14.9%	13,400	12,402	- 7.4%
Pending Sales				914	714	- 21.9%	8,007	8,141	+ 1.7%
Closed Sales				935	804	- 14.0%	7,751	8,024	+ 3.5%
Days on Market				38	38	0.0%	33	34	+ 3.0%
Median Sales Price				\$975,000	\$1,020,000	+ 4.6%	\$1,005,000	\$1,035,000	+ 3.0%
Average Sales Price				\$1,299,548	\$1,400,417	+ 7.8%	\$1,345,327	\$1,386,582	+ 3.1%
Pct. of Orig. Price Received				96.6%	96.9%	+ 0.3%	97.4%	97.8%	+ 0.4%
Housing Affordability Index				29	26	- 10.3%	28	26	- 7.1%
Inventory of Homes for Sale				3,523	2,443	- 30.7%	--	--	--
Months Supply of Inventory				4.2	2.8	- 33.3%	--	--	--