

Local Market Update for September 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

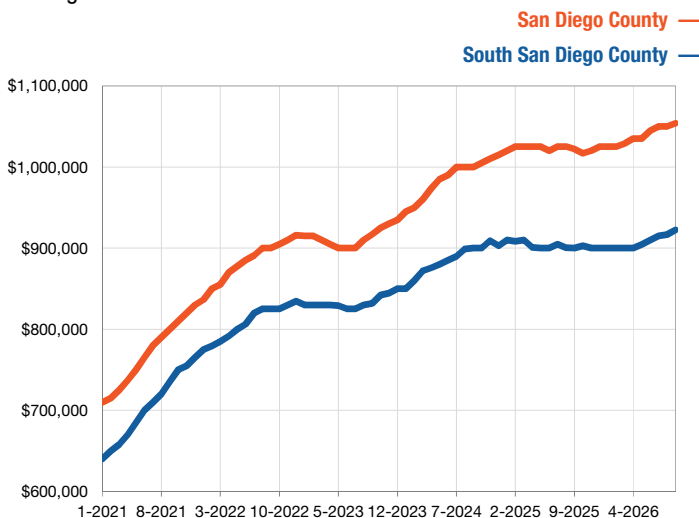
Detached Single-Family	September			Rolling 12 Months		
Key Metrics	2025	2026	Percent Change	Thru 9-2025	Thru 9-2026	Percent Change
New Listings	134	123	- 8.2%	1,759	1,754	- 0.3%
Pending Sales	123	85	- 30.9%	1,227	1,209	- 1.5%
Closed Sales	125	76	- 39.2%	1,180	1,229	+ 4.2%
Days on Market Until Sale	33	27	- 18.2%	28	26	- 7.1%
Median Sales Price*	\$900,000	\$970,000	+ 7.8%	\$900,000	\$922,506	+ 2.5%
Average Sales Price*	\$966,022	\$1,027,926	+ 6.4%	\$987,060	\$1,002,567	+ 1.6%
Percent of Original List Price Received*	99.0%	101.1%	+ 2.1%	98.8%	99.8%	+ 1.0%
Percent of List Price Received*	100.3%	100.8%	+ 0.5%	99.8%	100.2%	+ 0.4%
Inventory of Homes for Sale	288	234	- 18.8%	--	--	--
Months Supply of Inventory	2.8	2.3	- 17.9%	--	--	--

* 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	September			Rolling 12 Months		
Key Metrics	2025	2026	Percent Change	Thru 9-2025	Thru 9-2026	Percent Change
New Listings	107	89	- 16.8%	1,156	1,117	- 3.4%
Pending Sales	66	39	- 40.9%	697	653	- 6.3%
Closed Sales	66	51	- 22.7%	685	668	- 2.5%
Days on Market Until Sale	33	36	+ 9.1%	33	39	+ 18.2%
Median Sales Price*	\$625,000	\$640,000	+ 2.4%	\$627,000	\$638,500	+ 1.8%
Average Sales Price*	\$635,466	\$661,073	+ 4.0%	\$631,561	\$630,316	- 0.2%
Percent of Original List Price Received*	98.4%	98.1%	- 0.3%	98.9%	98.5%	- 0.4%
Percent of List Price Received*	99.8%	99.5%	- 0.3%	100.3%	99.9%	- 0.4%
Inventory of Homes for Sale	280	231	- 17.5%	--	--	--
Months Supply of Inventory	4.8	4.2	- 12.5%	--	--	--

* 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

