Local Market Update for October 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®
HOMEDEX
Market Statistics

South San Diego County

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

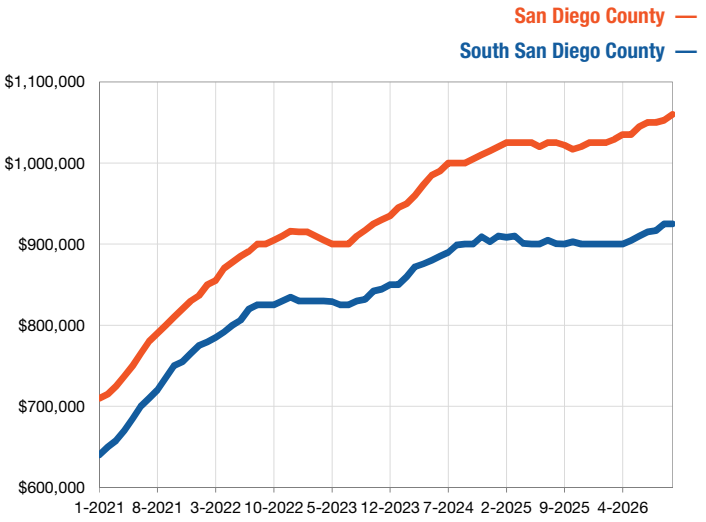
Detached Single-Family	October			Rolling 12 Months		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	154	**136**	- 11.7%	1,770	**1,746**	- 1.4%
Pending Sales	98	**86**	- 12.2%	1,217	**1,191**	- 2.1%
Closed Sales	126	**91**	- 27.8%	1,209	**1,203**	- 0.5%
Days on Market Until Sale	31	**28**	- 9.7%	28	**25**	- 10.7%
Median Sales Price*	$900,000	**$885,000**	- 1.7%	$903,000	**$925,000**	+ 2.4%
Average Sales Price*	$961,393	**$973,964**	+ 1.3%	$984,488	**$1,005,210**	+ 2.1%
Percent of Original List Price Received*	99.7%	**97.4%**	- 2.3%	98.9%	**99.6%**	+ 0.7%
Percent of List Price Received*	100.3%	**99.5%**	- 0.8%	99.9%	**100.1%**	+ 0.2%
Inventory of Homes for Sale	288	**230**	- 20.1%	--	--	--
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.

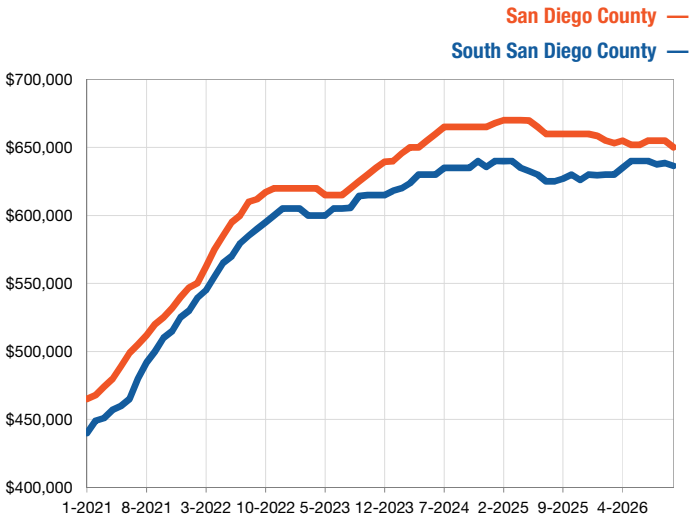
Attached Single-Family	October			Rolling 12 Months		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	74	**68**	- 8.1%	1,142	**1,117**	- 2.2%
Pending Sales	61	**44**	- 27.9%	688	**631**	- 8.3%
Closed Sales	65	**29**	- 55.4%	688	**634**	- 7.8%
Days on Market Until Sale	35	**33**	- 5.7%	33	**39**	+ 18.2%
Median Sales Price*	$645,000	**$630,000**	- 2.3%	$630,000	**$636,450**	+ 1.0%
Average Sales Price*	$625,836	**$619,354**	- 1.0%	$630,275	**$630,154**	- 0.0%
Percent of Original List Price Received*	97.9%	**98.5%**	+ 0.6%	98.8%	**98.6%**	- 0.2%
Percent of List Price Received*	99.6%	**99.7%**	+ 0.1%	100.2%	**99.9%**	- 0.3%
Inventory of Homes for Sale	256	**215**	- 16.0%	--	--	--
Months Supply of Inventory	4.5	**4.1**	- 8.9%	--	--	--

* 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.

Median Sales Price – Detached Single-Family
Rolling 12-Month Calculation



Median Sales Price – Attached Single-Family
Rolling 12-Month Calculation



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