

# Housing Supply Overview

A Research Tool Provided by the Greater San Diego Association of REALTORS®

## April 2026

Nationally, pending home sales rose 1.5% month-over-month, exceeding economists' expectations and marking the second consecutive monthly increase, according to the National Association of REALTORS®. Contract signings advanced in the South and Northeast but declined in the Midwest and West. Year-over-year, pending home sales were higher in the South but lower in the Northeast, Midwest, and West. For the 12-month period spanning May 2025 through April 2026, Pending Sales in the San Diego were up 1.6 percent overall. The price range with the largest gain in sales was the \$5,000,001 and Above range, where they increased 12.3 percent.

The overall Median Sales Price remained flat at \$900,000. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 1.0 percent to \$1,060,500. The price range that tended to sell the quickest was the \$750,001 to \$1,000,000 range at 37 days; the price range that tended to sell the slowest was the \$5,000,001 and Above range at 75 days.

Market-wide, inventory levels were down 12.8 percent. However, the property type with the largest gain was the Condos - Townhomes segment, where they increased 1.1% percent. That amounts to 2.3 months supply for Single-Family homes and 3.6 months supply for Condos.

## Quick Facts

**+ 12.3%**

**+ 7.3%**

**+ 3.0%**

Price Range With  
Strongest Pending Sales:  
**\$5,000,001 and Above**

Home Size With Strongest  
Pending Sales:  
**2,001 to 3,000 Sq Ft**

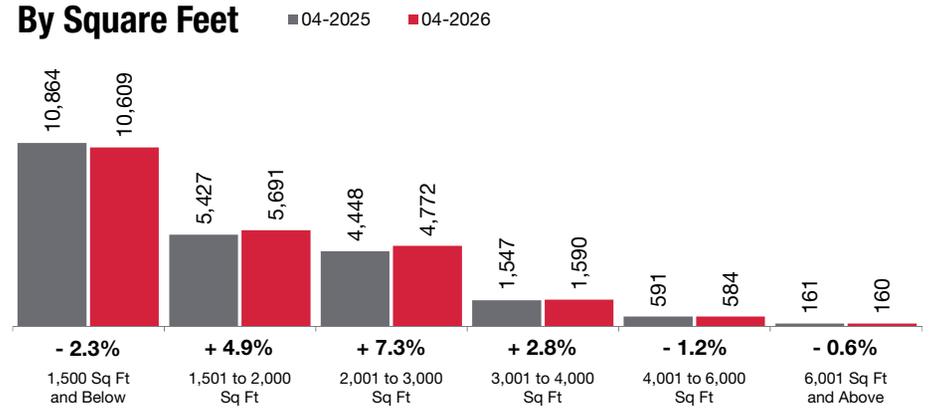
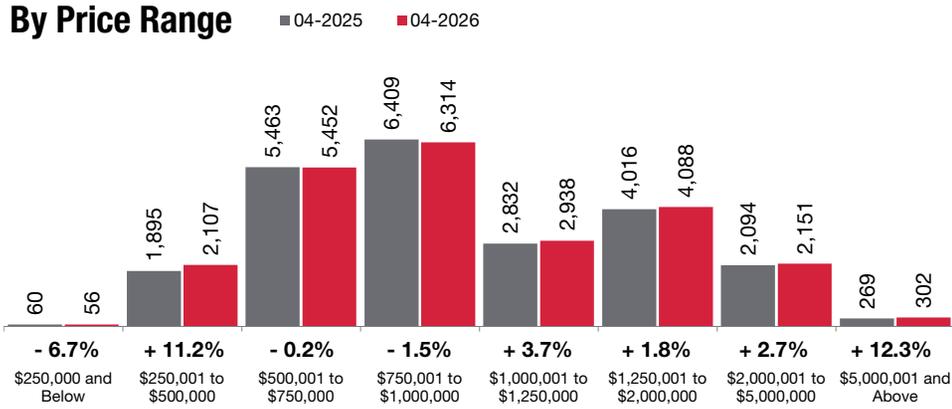
Property Type With  
Strongest Pending Sales:  
**Condos - Townhomes**

Residential real estate activity in San Diego County, comprised of single family properties, townhomes and condominiums. Percent changes are calculated using rounded figures.

Pending Sales	<b>2</b>
Closed Sales	<b>3</b>
Median Sales Price	<b>4</b>
Percent of Original List Price Received	<b>5</b>
Days on Market Until Sale	<b>6</b>
Inventory of Homes for Sale	<b>7</b>
Months Supply of Inventory	<b>8</b>

# Pending Sales

A count of properties on which offers have been accepted. Based on a rolling 12-month calculation.



## All Properties

By Price Range	04-2025	04-2026	Change
\$250,000 and Below	60	56	- 6.7%
\$250,001 to \$500,000	1,895	2,107	+ 11.2%
\$500,001 to \$750,000	5,463	5,452	- 0.2%
\$750,001 to \$1,000,000	6,409	6,314	- 1.5%
\$1,000,001 to \$1,250,000	2,832	2,938	+ 3.7%
\$1,250,001 to \$2,000,000	4,016	4,088	+ 1.8%
\$2,000,001 to \$5,000,000	2,094	2,151	+ 2.7%
\$5,000,001 and Above	269	302	+ 12.3%
<b>All Price Ranges</b>	<b>23,038</b>	<b>23,408</b>	<b>+ 1.6%</b>

## Single-Family Homes

04-2025	04-2026	Change	04-2025	04-2026	Change
30	18	- 40.0%	30	38	+ 26.7%
199	205	+ 3.0%	1,696	1,902	+ 12.1%
2,135	2,044	- 4.3%	3,328	3,408	+ 2.4%
4,747	4,782	+ 0.7%	1,662	1,532	- 7.8%
2,304	2,375	+ 3.1%	528	563	+ 6.6%
3,383	3,419	+ 1.1%	633	669	+ 5.7%
1,812	1,855	+ 2.4%	282	296	+ 5.0%
259	292	+ 12.7%	10	10	0.0%
<b>14,869</b>	<b>14,990</b>	<b>+ 0.8%</b>	<b>8,169</b>	<b>8,418</b>	<b>+ 3.0%</b>

## Condos - Townhomes

By Square Feet	04-2025	04-2026	Change
1,500 Sq Ft and Below	10,864	10,609	- 2.3%
1,501 to 2,000 Sq Ft	5,427	5,691	+ 4.9%
2,001 to 3,000 Sq Ft	4,448	4,772	+ 7.3%
3,001 to 4,000 Sq Ft	1,547	1,590	+ 2.8%
4,001 to 6,000 Sq Ft	591	584	- 1.2%
6,001 Sq Ft and Above	161	160	- 0.6%
<b>All Square Footage</b>	<b>23,038</b>	<b>23,408</b>	<b>+ 1.6%</b>

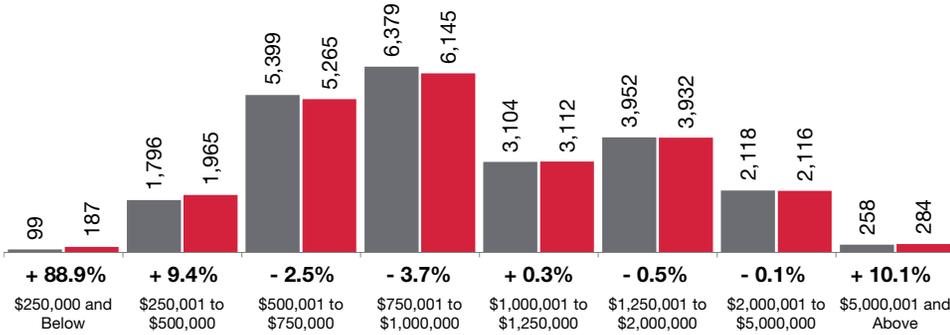
04-2025	04-2026	Change	04-2025	04-2026	Change
4,598	4,302	- 6.4%	6,266	6,307	+ 0.7%
3,932	4,083	+ 3.8%	1,495	1,608	+ 7.6%
4,084	4,328	+ 6.0%	364	444	+ 22.0%
1,514	1,541	+ 1.8%	33	49	+ 48.5%
582	575	- 1.2%	9	9	0.0%
159	159	0.0%	2	1	- 50.0%
<b>14,869</b>	<b>14,990</b>	<b>+ 0.8%</b>	<b>8,169</b>	<b>8,418</b>	<b>+ 3.0%</b>

# Closed Sales

A count of the actual sales that have closed in a given month. Based on a rolling 12-month calculation.

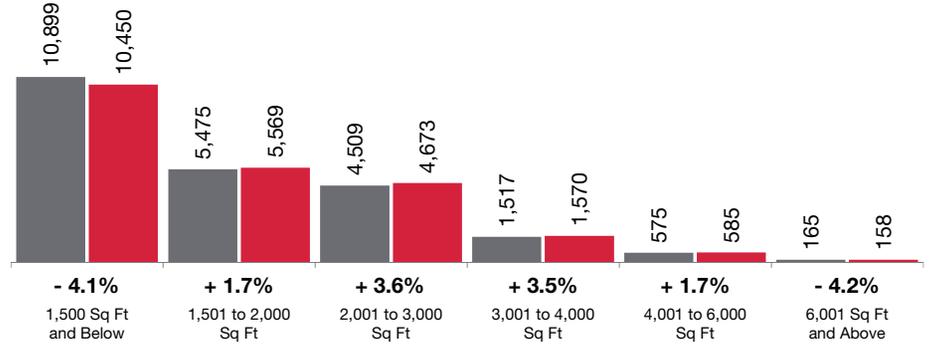
## By Price Range

■ 04-2025 ■ 04-2026



## By Square Feet

■ 04-2025 ■ 04-2026



### All Properties

By Price Range	04-2025	04-2026	Change
\$250,000 and Below	99	187	+ 88.9%
\$250,001 to \$500,000	1,796	1,965	+ 9.4%
\$500,001 to \$750,000	5,399	5,265	- 2.5%
\$750,001 to \$1,000,000	6,379	6,145	- 3.7%
\$1,000,001 to \$1,250,000	3,104	3,112	+ 0.3%
\$1,250,001 to \$2,000,000	3,952	3,932	- 0.5%
\$2,000,001 to \$5,000,000	2,118	2,116	- 0.1%
\$5,000,001 and Above	258	284	+ 10.1%
<b>All Price Ranges</b>	<b>23,105</b>	<b>23,006</b>	<b>- 0.4%</b>

### Single-Family Homes

04-2025	04-2026	Change	04-2025	04-2026	Change
48	86	+ 79.2%	51	101	+ 98.0%
200	198	- 1.0%	1,596	1,767	+ 10.7%
1,994	1,902	- 4.6%	3,405	3,363	- 1.2%
4,715	4,632	- 1.8%	1,664	1,513	- 9.1%
2,514	2,556	+ 1.7%	590	556	- 5.8%
3,321	3,313	- 0.2%	631	619	- 1.9%
1,844	1,825	- 1.0%	274	291	+ 6.2%
252	275	+ 9.1%	6	9	+ 50.0%
<b>14,888</b>	<b>14,787</b>	<b>- 0.7%</b>	<b>8,217</b>	<b>8,219</b>	<b>+ 0.0%</b>

### Condos - Townhomes

By Square Feet	04-2025	04-2026	Change
1,500 Sq Ft and Below	10,899	10,450	- 4.1%
1,501 to 2,000 Sq Ft	5,475	5,569	+ 1.7%
2,001 to 3,000 Sq Ft	4,509	4,673	+ 3.6%
3,001 to 4,000 Sq Ft	1,517	1,570	+ 3.5%
4,001 to 6,000 Sq Ft	575	585	+ 1.7%
6,001 Sq Ft and Above	165	158	- 4.2%
<b>All Square Footage</b>	<b>23,105</b>	<b>23,006</b>	<b>- 0.4%</b>

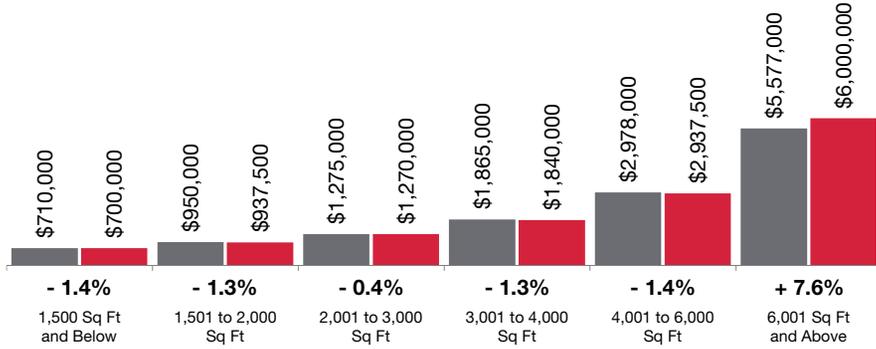
04-2025	04-2026	Change	04-2025	04-2026	Change
4,625	4,247	- 8.2%	6,274	6,203	- 1.1%
3,952	4,026	+ 1.9%	1,523	1,543	+ 1.3%
4,099	4,256	+ 3.8%	375	417	+ 11.2%
1,483	1,525	+ 2.8%	34	45	+ 32.4%
566	574	+ 1.4%	9	10	+ 11.1%
163	157	- 3.7%	2	1	- 50.0%
<b>14,888</b>	<b>14,787</b>	<b>- 0.7%</b>	<b>8,217</b>	<b>8,219</b>	<b>+ 0.0%</b>

# 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. **Based on a rolling 12-month median.**

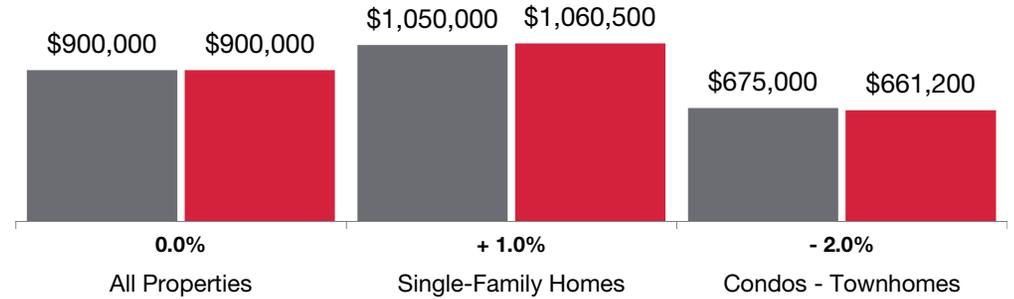
## By Square Feet

■ 04-2025 ■ 04-2026



## By Property Type

■ 04-2025 ■ 04-2026



By Square Feet	All Properties		
	04-2025	04-2026	Change
1,500 Sq Ft and Below	\$710,000	\$700,000	-1.4%
1,501 to 2,000 Sq Ft	\$950,000	\$937,500	-1.3%
2,001 to 3,000 Sq Ft	\$1,275,000	\$1,270,000	-0.4%
3,001 to 4,000 Sq Ft	\$1,865,000	\$1,840,000	-1.3%
4,001 to 6,000 Sq Ft	\$2,978,000	\$2,937,500	-1.4%
6,001 Sq Ft and Above	\$5,577,000	\$6,000,000	+7.6%
<b>All Square Footage</b>	<b>\$900,000</b>	<b>\$900,000</b>	<b>0.0%</b>

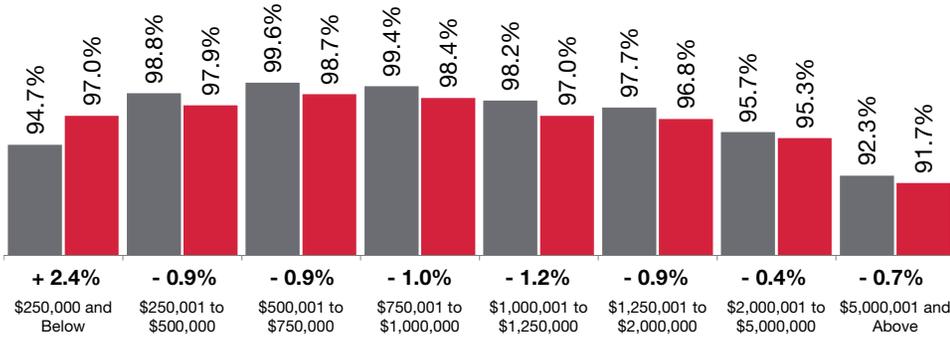
	Single-Family Homes			Condos - Townhomes		
	04-2025	04-2026	Change	04-2025	04-2026	Change
	\$800,000	\$800,000	0.0%	\$610,000	\$599,000	-1.8%
	\$960,000	\$950,000	-1.0%	\$900,000	\$890,000	-1.1%
	\$1,250,000	\$1,250,000	0.0%	\$1,550,000	\$1,490,000	-3.9%
	\$1,860,000	\$1,814,871	-2.4%	\$2,462,500	\$2,350,000	-4.6%
	\$2,966,403	\$2,925,000	-1.4%	\$3,686,020	\$3,467,000	-5.9%
	\$5,621,162	\$5,950,000	+5.9%	\$1,440,550	\$6,750,000	+368.6%
	<b>\$1,050,000</b>	<b>\$1,060,500</b>	<b>+1.0%</b>	<b>\$675,000</b>	<b>\$661,200</b>	<b>-2.0%</b>

# 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. **Based on a rolling 12-month average.**

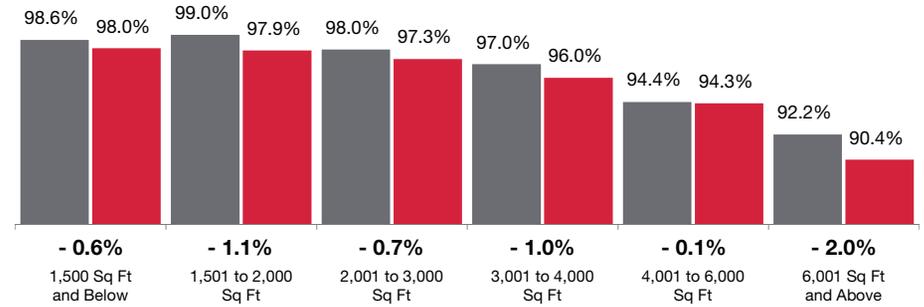
## By Price Range

■ 04-2025 ■ 04-2026



## By Square Feet

■ 04-2025 ■ 04-2026



## All Properties

By Price Range	04-2025	04-2026	Change
\$250,000 and Below	94.7%	97.0%	+ 2.4%
\$250,001 to \$500,000	98.8%	97.9%	- 0.9%
\$500,001 to \$750,000	99.6%	98.7%	- 0.9%
\$750,001 to \$1,000,000	99.4%	98.4%	- 1.0%
\$1,000,001 to \$1,250,000	98.2%	97.0%	- 1.2%
\$1,250,001 to \$2,000,000	97.7%	96.8%	- 0.9%
\$2,000,001 to \$5,000,000	95.7%	95.3%	- 0.4%
\$5,000,001 and Above	92.3%	91.7%	- 0.7%
<b>All Price Ranges</b>	<b>98.5%</b>	<b>97.6%</b>	<b>- 0.9%</b>

## Single-Family Homes

04-2025	04-2026	Change
91.6%	94.2%	+ 2.8%
100.1%	98.8%	- 1.3%
100.7%	100.3%	- 0.4%
99.7%	98.8%	- 0.9%
98.3%	97.3%	- 1.0%
97.8%	96.9%	- 0.9%
95.9%	95.3%	- 0.6%
92.2%	91.7%	- 0.5%
<b>98.6%</b>	<b>97.7%</b>	<b>- 0.9%</b>

## Condos - Townhomes

04-2025	04-2026	Change
98.0%	98.8%	+ 0.8%
98.7%	97.8%	- 0.9%
99.0%	97.9%	- 1.1%
98.4%	97.3%	- 1.1%
97.8%	95.9%	- 1.9%
96.8%	96.0%	- 0.8%
94.5%	94.8%	+ 0.3%
95.4%	93.4%	- 2.1%
<b>98.4%</b>	<b>97.3%</b>	<b>- 1.1%</b>

## By Square Feet

04-2025	04-2026	Change
98.6%	98.0%	- 0.6%
99.0%	97.9%	- 1.1%
98.0%	97.3%	- 0.7%
97.0%	96.0%	- 1.0%
94.4%	94.3%	- 0.1%
92.2%	90.4%	- 2.0%
<b>98.5%</b>	<b>97.6%</b>	<b>- 0.9%</b>

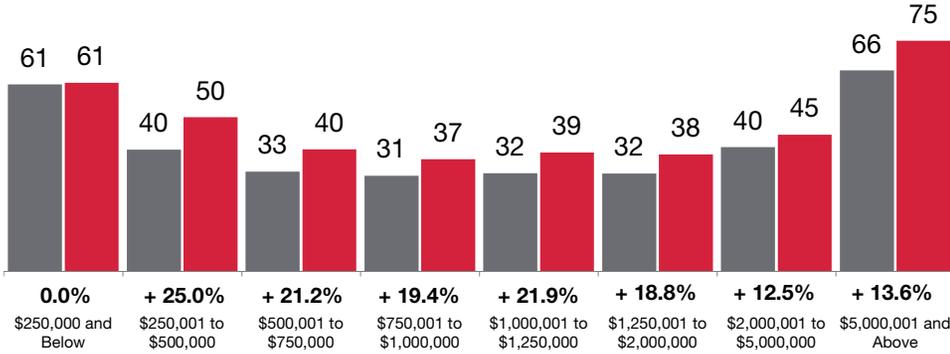
04-2025	04-2026	Change
99.7%	98.9%	- 0.8%
99.2%	98.2%	- 1.0%
98.0%	97.4%	- 0.6%
97.1%	96.1%	- 1.0%
94.4%	94.3%	- 0.1%
92.2%	90.5%	- 1.8%
<b>98.6%</b>	<b>97.7%</b>	<b>- 0.9%</b>

# 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.  
Based on a rolling 12-month average.

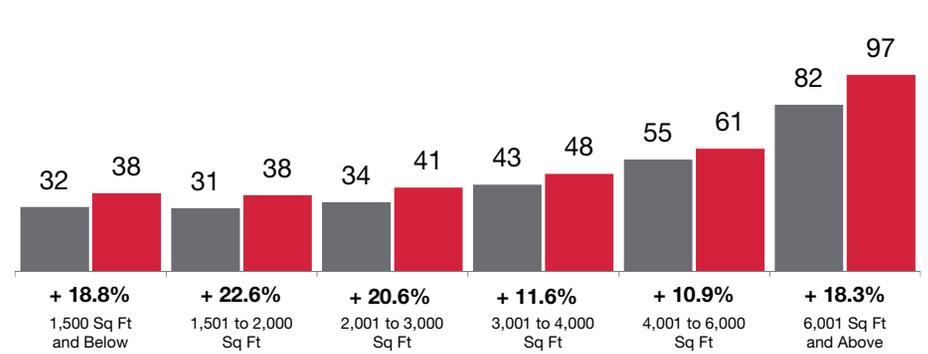
## By Price Range

■ 04-2025 ■ 04-2026



## By Square Feet

■ 04-2025 ■ 04-2026



### All Properties

By Price Range	04-2025	04-2026	Change
\$250,000 and Below	61	61	0.0%
\$250,001 to \$500,000	40	50	+ 25.0%
\$500,001 to \$750,000	33	40	+ 21.2%
\$750,001 to \$1,000,000	31	37	+ 19.4%
\$1,000,001 to \$1,250,000	32	39	+ 21.9%
\$1,250,001 to \$2,000,000	32	38	+ 18.8%
\$2,000,001 to \$5,000,000	40	45	+ 12.5%
\$5,000,001 and Above	66	75	+ 13.6%
<b>All Price Ranges</b>	<b>34</b>	<b>40</b>	<b>+ 17.6%</b>

### Single-Family Homes

04-2025	04-2026	Change	04-2025	04-2026	Change
65	59	- 9.2%	57	64	+ 12.3%
47	57	+ 21.3%	39	49	+ 25.6%
31	37	+ 19.4%	34	42	+ 23.5%
30	35	+ 16.7%	35	40	+ 14.3%
32	38	+ 18.8%	33	41	+ 24.2%
31	37	+ 19.4%	35	44	+ 25.7%
39	44	+ 12.8%	49	50	+ 2.0%
67	76	+ 13.4%	11	63	+ 472.7%
<b>33</b>	<b>39</b>	<b>+ 18.2%</b>	<b>36</b>	<b>44</b>	<b>+ 22.2%</b>

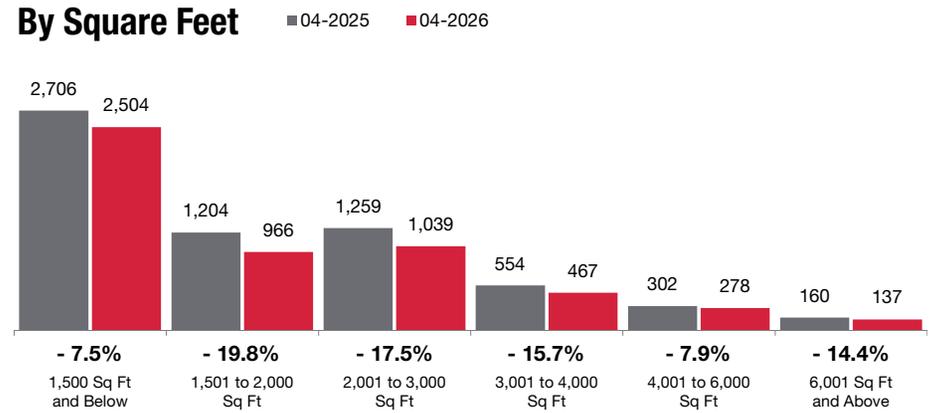
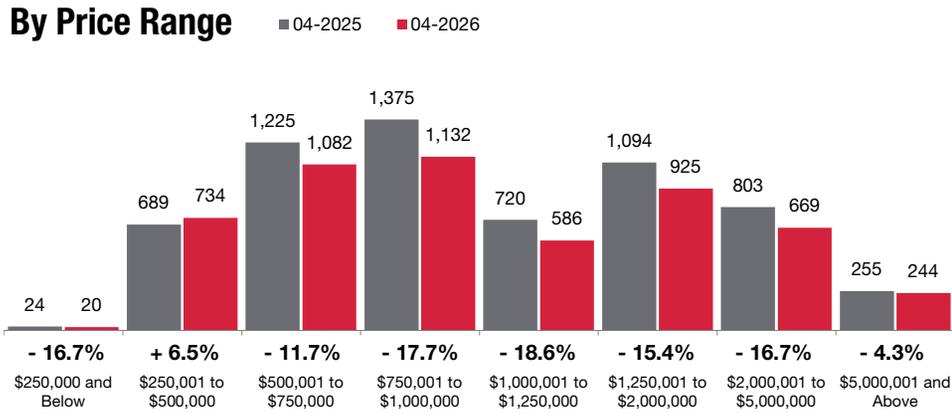
### Condos - Townhomes

By Square Feet	04-2025	04-2026	Change
1,500 Sq Ft and Below	32	38	+ 18.8%
1,501 to 2,000 Sq Ft	31	38	+ 22.6%
2,001 to 3,000 Sq Ft	34	41	+ 20.6%
3,001 to 4,000 Sq Ft	43	48	+ 11.6%
4,001 to 6,000 Sq Ft	55	61	+ 10.9%
6,001 Sq Ft and Above	82	97	+ 18.3%
<b>All Square Footage</b>	<b>34</b>	<b>40</b>	<b>+ 17.6%</b>

04-2025	04-2026	Change	04-2025	04-2026	Change
28	32	+ 14.3%	34	43	+ 26.5%
28	34	+ 21.4%	38	46	+ 21.1%
33	41	+ 24.2%	41	47	+ 14.6%
42	48	+ 14.3%	69	44	- 36.2%
55	60	+ 9.1%	48	63	+ 31.3%
82	96	+ 17.1%	85	154	+ 81.2%
<b>33</b>	<b>39</b>	<b>+ 18.2%</b>	<b>36</b>	<b>44</b>	<b>+ 22.2%</b>

# Inventory of Homes for Sale

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



### All Properties

By Price Range	04-2025	04-2026	Change
\$250,000 and Below	24	20	- 16.7%
\$250,001 to \$500,000	689	734	+ 6.5%
\$500,001 to \$750,000	1,225	1,082	- 11.7%
\$750,001 to \$1,000,000	1,375	1,132	- 17.7%
\$1,000,001 to \$1,250,000	720	586	- 18.6%
\$1,250,001 to \$2,000,000	1,094	925	- 15.4%
\$2,000,001 to \$5,000,000	803	669	- 16.7%
\$5,000,001 and Above	255	244	- 4.3%
<b>All Price Ranges</b>	<b>6,185</b>	<b>5,392</b>	<b>- 12.8%</b>

### Single-Family Homes

04-2025	04-2026	Change	04-2025	04-2026	Change
12	3	- 75.0%	12	17	+ 41.7%
70	53	- 24.3%	619	681	+ 10.0%
326	196	- 39.9%	899	886	- 1.4%
919	688	- 25.1%	456	444	- 2.6%
553	425	- 23.1%	167	161	- 3.6%
869	691	- 20.5%	225	234	+ 4.0%
664	551	- 17.0%	139	118	- 15.1%
245	231	- 5.7%	10	13	+ 30.0%
<b>3,658</b>	<b>2,838</b>	<b>- 22.4%</b>	<b>2,527</b>	<b>2,554</b>	<b>+ 1.1%</b>

### By Square Feet

04-2025	04-2026	Change
2,706	2,504	- 7.5%
1,204	966	- 19.8%
1,259	1,039	- 17.5%
554	467	- 15.7%
302	278	- 7.9%
160	137	- 14.4%
<b>6,185</b>	<b>5,392</b>	<b>- 12.8%</b>

### Condos - Townhomes

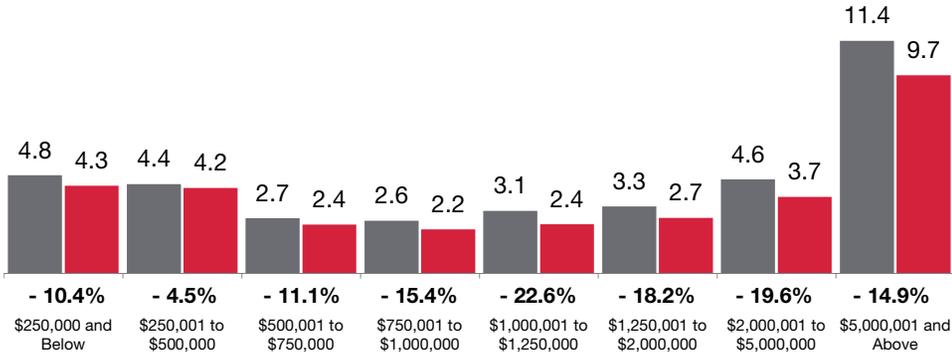
04-2025	04-2026	Change	04-2025	04-2026	Change
12	3	- 75.0%	12	17	+ 41.7%
70	53	- 24.3%	619	681	+ 10.0%
326	196	- 39.9%	899	886	- 1.4%
919	688	- 25.1%	456	444	- 2.6%
553	425	- 23.1%	167	161	- 3.6%
869	691	- 20.5%	225	234	+ 4.0%
664	551	- 17.0%	139	118	- 15.1%
245	231	- 5.7%	10	13	+ 30.0%
<b>3,658</b>	<b>2,838</b>	<b>- 22.4%</b>	<b>2,527</b>	<b>2,554</b>	<b>+ 1.1%</b>

# Months Supply of Inventory

The inventory of homes for sale at the end of the most recent month, based on one month of activity, divided by the average monthly pending sales from the last 12 months.

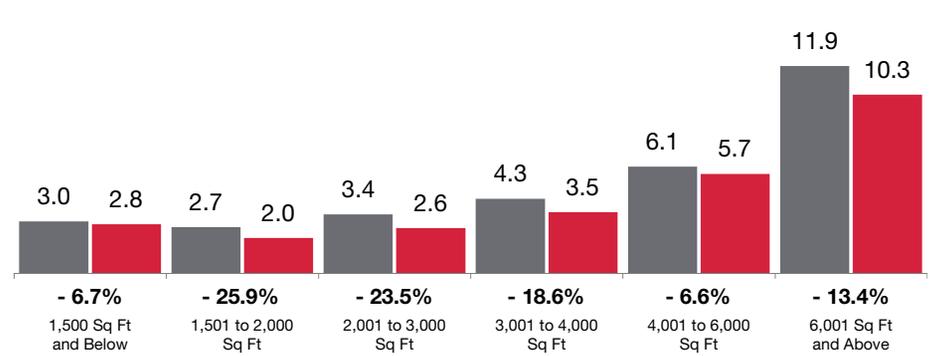
## By Price Range

■ 04-2025 ■ 04-2026



## By Square Feet

■ 04-2025 ■ 04-2026



## All Properties

By Price Range	04-2025	04-2026	Change
\$250,000 and Below	4.8	4.3	-10.4%
\$250,001 to \$500,000	4.4	4.2	-4.5%
\$500,001 to \$750,000	2.7	2.4	-11.1%
\$750,001 to \$1,000,000	2.6	2.2	-15.4%
\$1,000,001 to \$1,250,000	3.1	2.4	-22.6%
\$1,250,001 to \$2,000,000	3.3	2.7	-18.2%
\$2,000,001 to \$5,000,000	4.6	3.7	-19.6%
\$5,000,001 and Above	11.4	9.7	-14.9%
<b>All Price Ranges</b>	<b>3.2</b>	<b>2.8</b>	<b>-12.5%</b>

## Single-Family Homes

04-2025	04-2026	Change
4.8	1.3	-72.9%
4.2	3.1	-26.2%
1.8	1.2	-33.3%
2.3	1.7	-26.1%
2.9	2.1	-27.6%
3.1	2.4	-22.6%
4.4	3.6	-18.2%
11.4	9.5	-16.7%
<b>3.0</b>	<b>2.3</b>	<b>-23.3%</b>

## Condos - Townhomes

04-2025	04-2026	Change
4.4	5.4	+22.7%
4.4	4.3	-2.3%
3.2	3.1	-3.1%
3.3	3.5	+6.1%
3.8	3.4	-10.5%
4.3	4.2	-2.3%
5.9	4.8	-18.6%
7.0	9.1	+30.0%
<b>3.7</b>	<b>3.6</b>	<b>-2.7%</b>

## By Square Feet

04-2025	04-2026	Change
3.0	2.8	-6.7%
2.7	2.0	-25.9%
3.4	2.6	-23.5%
4.3	3.5	-18.6%
6.1	5.7	-6.6%
11.9	10.3	-13.4%
<b>3.2</b>	<b>2.8</b>	<b>-12.5%</b>

04-2025	04-2026	Change
2.1	1.6	-23.8%
2.3	1.6	-30.4%
3.3	2.5	-24.2%
4.2	3.5	-16.7%
6.1	5.5	-9.8%
11.9	10.3	-13.4%
<b>3.0</b>	<b>2.3</b>	<b>-23.3%</b>

04-2025	04-2026	Change
3.6	3.7	+2.8%
3.7	3.2	-13.5%
4.6	4.0	-13.0%
5.8	3.1	-46.6%
4.7	11.7	+148.9%
2.0	1.0	-50.0%
<b>3.7</b>	<b>3.6</b>	<b>-2.7%</b>