Housing Supply Overview

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

October 2026

Pending home sales fell 11.3 percent from a year earlier in September and 7.3 percent from August, with declines in all four regions, according to the National Association of REALTORS®. The West had the largest decreases, down 15.0 percent from a year earlier and 9.2 percent from August. For the 12-month period spanning November 2025 through October 2026, Pending Sales in the San Diego were down 2.7 percent overall. The price range with the largest gain in sales was the $5,000,001 and Above range, where they increased 9.7 percent.

The overall Median Sales Price was up 1.8 percent to $915,000. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 4.0 percent to $1,092,000. The price range that tended to sell the quickest was the $750,001 to $1,000,000 range at 36 days; the price range that tended to sell the slowest was the $5,000,001 and Above range at 77 days.

Market-wide, inventory levels were up 1.4 percent. However, the property type with the largest gain was the Condos - Townhomes segment, where they increased 8.4% percent. That amounts to 2.6 months supply for Single-Family homes and 4.0 months supply for Condos.

Quick Facts

+ 9.7%	+ 6.4%	- 0.8%
Price Range With Strongest Pending Sales:	Home Size With Strongest Pending Sales:	Property Type With Strongest Pending Sales:
$5,000,001 and Above	**4,001 to 6,000 Sq Ft**	**Condos - Townhomes**

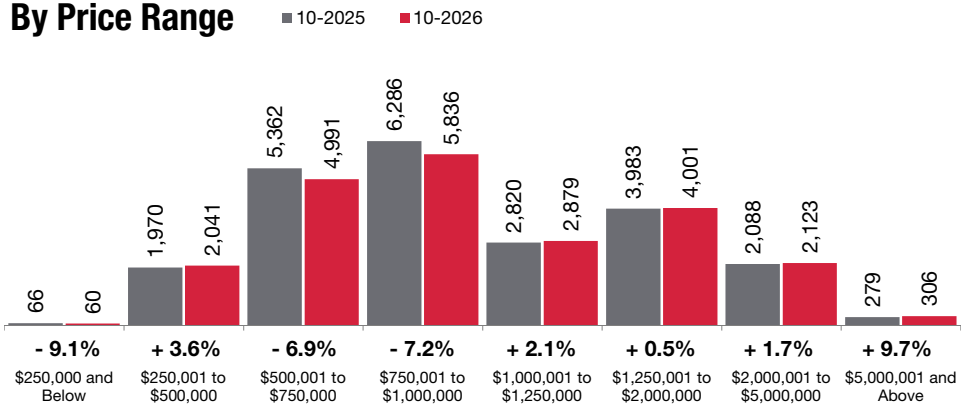
Residential real estate activity in San Diego County, comprised of single family properties, townhomes and condominiums. Percent changes are calculated using rounded figures.

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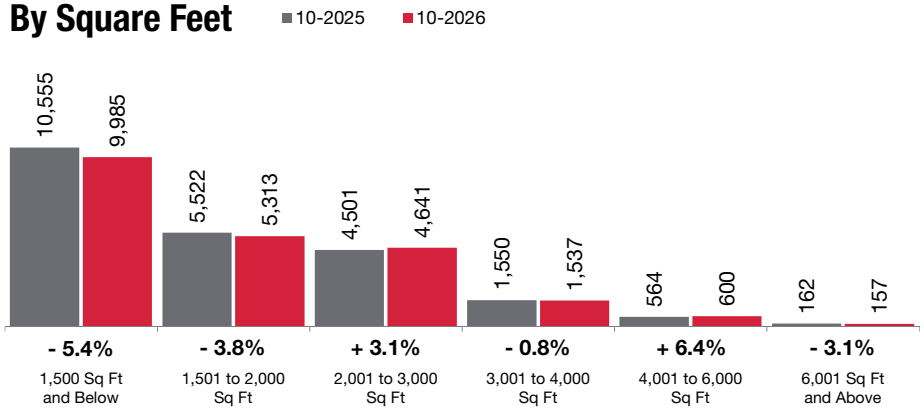
Pending Sales

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

By Price Range



By Square Feet



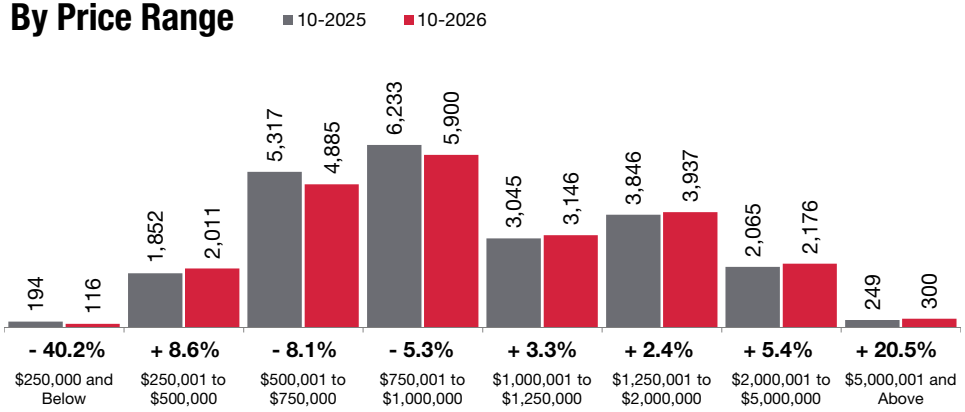
	All Properties			Single-Family Homes			Condos - Townhomes		
By Price Range	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
$250,000 and Below	66	60	- 9.1%	25	14	- 44.0%	41	46	+ 12.2%
$250,001 to $500,000	1,970	2,041	+ 3.6%	196	179	- 8.7%	1,774	1,862	+ 5.0%
$500,001 to $750,000	5,362	4,991	- 6.9%	2,077	1,766	- 15.0%	3,285	3,225	- 1.8%
$750,001 to $1,000,000	6,286	5,836	- 7.2%	4,735	4,359	- 7.9%	1,551	1,477	- 4.8%
$1,000,001 to $1,250,000	2,820	2,879	+ 2.1%	2,280	2,342	+ 2.7%	540	537	- 0.6%
$1,250,001 to $2,000,000	3,983	4,001	+ 0.5%	3,333	3,354	+ 0.6%	650	647	- 0.5%
$2,000,001 to $5,000,000	2,088	2,123	+ 1.7%	1,796	1,848	+ 2.9%	292	275	- 5.8%
$5,000,001 and Above	279	306	+ 9.7%	267	293	+ 9.7%	12	13	+ 8.3%
All Price Ranges	**22,854**	**22,237**	**- 2.7%**	**14,709**	**14,155**	**- 3.8%**	**8,145**	**8,082**	**- 0.8%**

By Square Feet	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
1,500 Sq Ft and Below	10,555	9,985	- 5.4%	4,345	4,011	- 7.7%	6,210	5,974	- 3.8%
1,501 to 2,000 Sq Ft	5,522	5,313	- 3.8%	4,012	3,701	- 7.8%	1,510	1,612	+ 6.8%
2,001 to 3,000 Sq Ft	4,501	4,641	+ 3.1%	4,119	4,198	+ 1.9%	382	443	+ 16.0%
3,001 to 4,000 Sq Ft	1,550	1,537	- 0.8%	1,517	1,497	- 1.3%	33	40	+ 21.2%
4,001 to 6,000 Sq Ft	564	600	+ 6.4%	556	587	+ 5.6%	8	13	+ 62.5%
6,001 Sq Ft and Above	162	157	- 3.1%	160	157	- 1.9%	2	0	- 100.0%
All Square Footage	**22,854**	**22,237**	**- 2.7%**	**14,709**	**14,155**	**- 3.8%**	**8,145**	**8,082**	**- 0.8%**

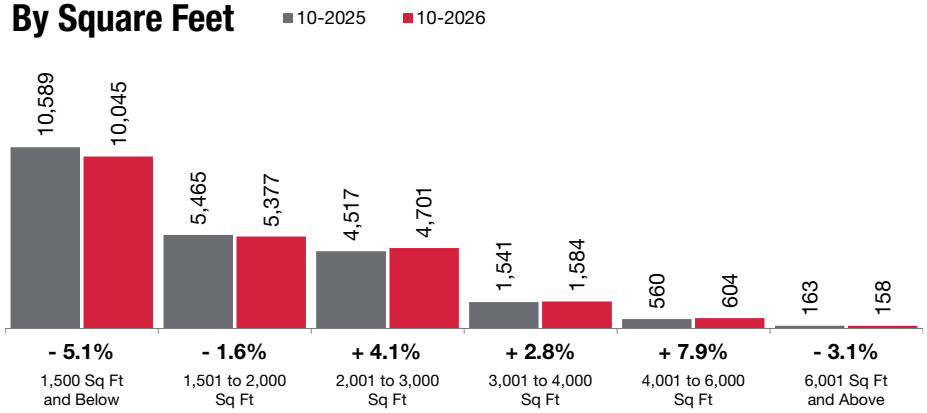
Closed Sales

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

By Price Range



By Square Feet



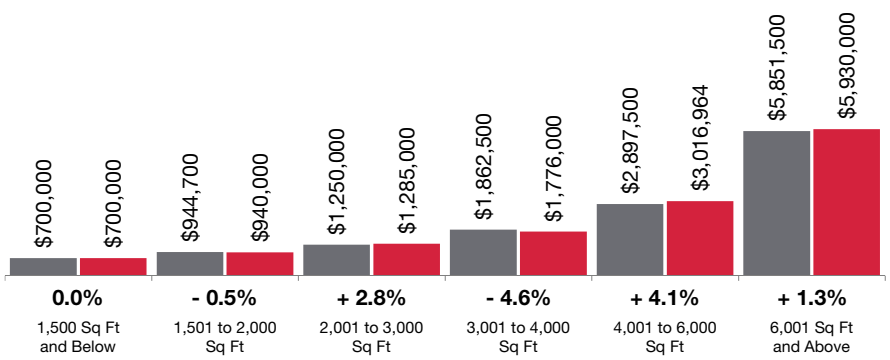
	All Properties			Single-Family Homes			Condos - Townhomes		
By Price Range	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
$250,000 and Below	194	116	- 40.2%	96	33	- 65.6%	98	83	- 15.3%
$250,001 to $500,000	1,852	2,011	+ 8.6%	196	187	- 4.6%	1,656	1,824	+ 10.1%
$500,001 to $750,000	5,317	4,885	- 8.1%	1,954	1,630	- 16.6%	3,363	3,255	- 3.2%
$750,001 to $1,000,000	6,233	5,900	- 5.3%	4,711	4,398	- 6.6%	1,522	1,502	- 1.3%
$1,000,001 to $1,250,000	3,045	3,146	+ 3.3%	2,497	2,574	+ 3.1%	548	572	+ 4.4%
$1,250,001 to $2,000,000	3,846	3,937	+ 2.4%	3,237	3,316	+ 2.4%	609	621	+ 2.0%
$2,000,001 to $5,000,000	2,065	2,176	+ 5.4%	1,783	1,895	+ 6.3%	282	281	- 0.4%
$5,000,001 and Above	249	300	+ 20.5%	240	292	+ 21.7%	9	8	- 11.1%
All Price Ranges	**22,801**	**22,471**	**- 1.4%**	**14,714**	**14,325**	**- 2.6%**	**8,087**	**8,146**	**+ 0.7%**

By Square Feet	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
1,500 Sq Ft and Below	10,589	10,045	- 5.1%	4,407	4,018	- 8.8%	6,182	6,027	- 2.5%
1,501 to 2,000 Sq Ft	5,465	5,377	- 1.6%	3,984	3,757	- 5.7%	1,481	1,620	+ 9.4%
2,001 to 3,000 Sq Ft	4,517	4,701	+ 4.1%	4,103	4,259	+ 3.8%	380	442	+ 16.3%
3,001 to 4,000 Sq Ft	1,541	1,584	+ 2.8%	1,507	1,539	+ 2.1%	34	45	+ 32.4%
4,001 to 6,000 Sq Ft	560	604	+ 7.9%	552	591	+ 7.1%	8	12	+ 50.0%
6,001 Sq Ft and Above	163	158	- 3.1%	161	158	- 1.9%	2	0	- 100.0%
All Square Footage	**22,801**	**22,471**	**- 1.4%**	**14,714**	**14,325**	**- 2.6%**	**8,087**	**8,146**	**+ 0.7%**

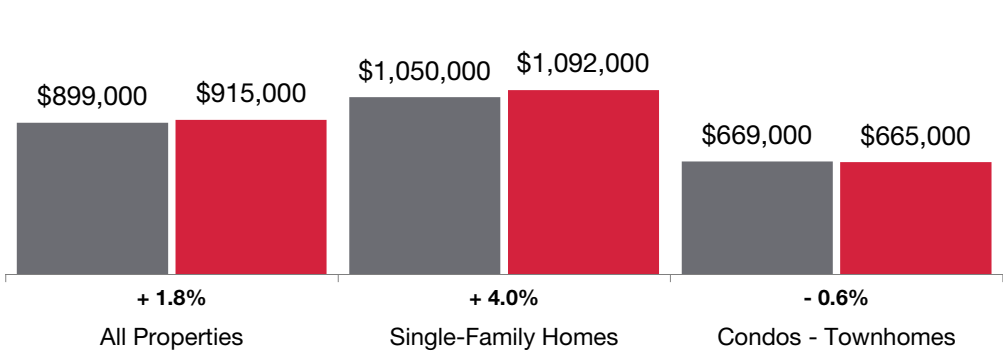
Median Sales Price

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



By Property Type

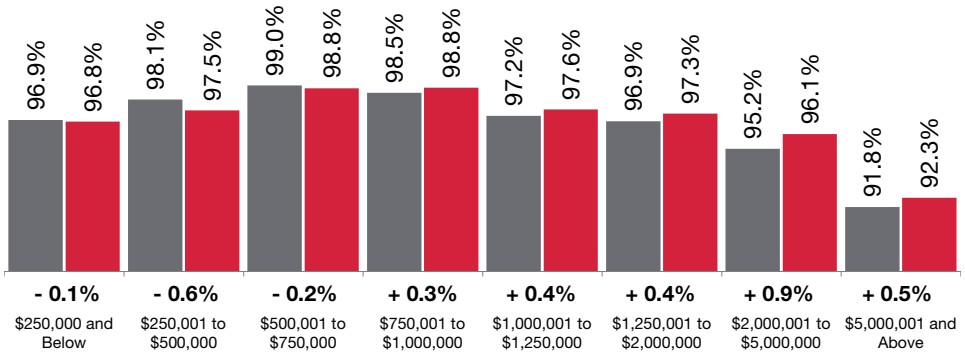


	All Properties			Single-Family Homes			Condos - Townhomes		
By Square Feet	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
1,500 Sq Ft and Below	$700,000	$700,000	0.0%	$800,000	$810,000	+ 1.3%	$600,888	$590,000	- 1.8%
1,501 to 2,000 Sq Ft	$944,700	$940,000	- 0.5%	$951,250	$965,000	+ 1.4%	$899,995	$865,000	- 3.9%
2,001 to 3,000 Sq Ft	$1,250,000	$1,285,000	+ 2.8%	$1,240,000	$1,265,000	+ 2.0%	$1,487,500	$1,525,000	+ 2.5%
3,001 to 4,000 Sq Ft	$1,862,500	$1,776,000	- 4.6%	$1,850,000	$1,758,375	- 5.0%	$2,527,500	$2,399,000	- 5.1%
4,001 to 6,000 Sq Ft	$2,897,500	$3,016,964	+ 4.1%	$2,897,500	$3,003,750	+ 3.7%	$2,749,500	$3,617,500	+ 31.6%
6,001 Sq Ft and Above	$5,851,500	$5,930,000	+ 1.3%	$5,851,500	$5,930,000	+ 1.3%	$3,690,550	--	--
All Square Footage	**$899,000**	**$915,000**	**+ 1.8%**	**$1,050,000**	**$1,092,000**	**+ 4.0%**	**$669,000**	**$665,000**	**- 0.6%**

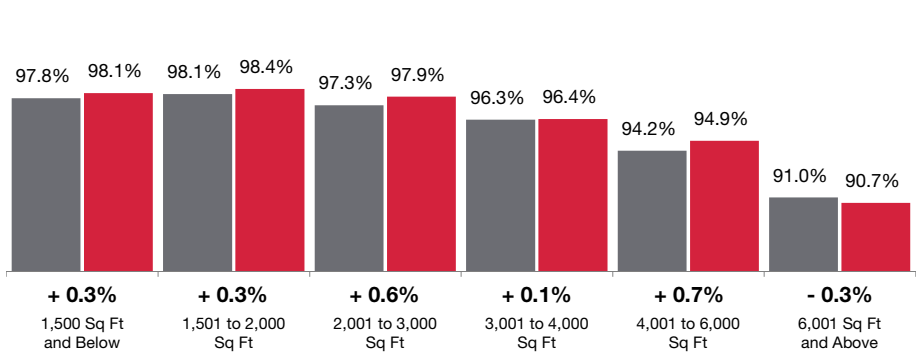
Percent of Original List Price Received

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



By Square Feet



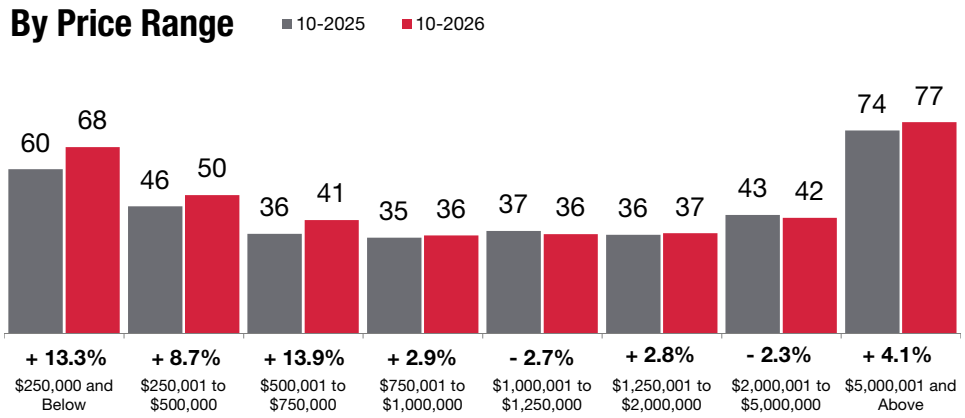
	All Properties			Single-Family Homes			Condos - Townhomes		
By Price Range	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
$250,000 and Below	96.9%	96.8%	- 0.1%	94.5%	91.8%	- 2.9%	99.0%	98.1%	- 0.9%
$250,001 to $500,000	98.1%	97.5%	- 0.6%	99.0%	98.5%	- 0.5%	98.0%	97.4%	- 0.6%
$500,001 to $750,000	99.0%	98.8%	- 0.2%	100.2%	100.5%	+ 0.3%	98.2%	97.9%	- 0.3%
$750,001 to $1,000,000	98.5%	98.8%	+ 0.3%	98.9%	99.3%	+ 0.4%	97.6%	97.4%	- 0.2%
$1,000,001 to $1,250,000	97.2%	97.6%	+ 0.4%	97.3%	97.9%	+ 0.6%	96.6%	96.3%	- 0.3%
$1,250,001 to $2,000,000	96.9%	97.3%	+ 0.4%	97.0%	97.5%	+ 0.5%	96.3%	96.2%	- 0.1%
$2,000,001 to $5,000,000	95.2%	96.1%	+ 0.9%	95.4%	96.2%	+ 0.8%	94.6%	95.2%	+ 0.6%
$5,000,001 and Above	91.8%	92.3%	+ 0.5%	91.6%	92.4%	+ 0.9%	95.2%	92.1%	- 3.3%
All Price Ranges	**97.7%**	**97.9%**	**+ 0.2%**	**97.8%**	**98.2%**	**+ 0.4%**	**97.7%**	**97.3%**	**- 0.4%**

By Square Feet	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
1,500 Sq Ft and Below	97.8%	98.1%	+ 0.3%	98.9%	99.3%	+ 0.4%	97.8%	97.4%	- 0.4%
1,501 to 2,000 Sq Ft	98.1%	98.4%	+ 0.3%	98.3%	98.8%	+ 0.5%	97.5%	97.4%	- 0.1%
2,001 to 3,000 Sq Ft	97.3%	97.9%	+ 0.6%	97.3%	98.0%	+ 0.7%	97.2%	96.5%	- 0.7%
3,001 to 4,000 Sq Ft	96.3%	96.4%	+ 0.1%	96.4%	96.4%	0.0%	95.0%	94.3%	- 0.7%
4,001 to 6,000 Sq Ft	94.2%	94.9%	+ 0.7%	94.3%	94.9%	+ 0.6%	90.7%	92.7%	+ 2.2%
6,001 Sq Ft and Above	91.0%	90.7%	- 0.3%	91.0%	90.7%	- 0.3%	93.4%	--	--
All Square Footage	**97.7%**	**97.9%**	**+ 0.2%**	**97.8%**	**98.2%**	**+ 0.4%**	**97.7%**	**97.3%**	**- 0.4%**

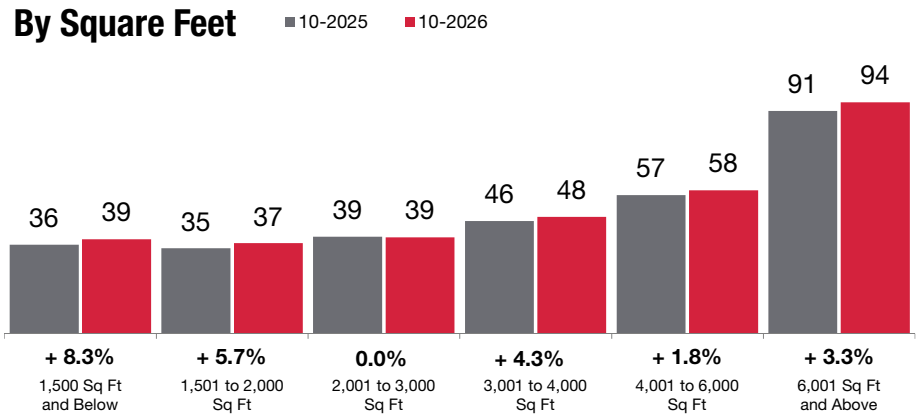
Days on Market Until Sale

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



By Square Feet



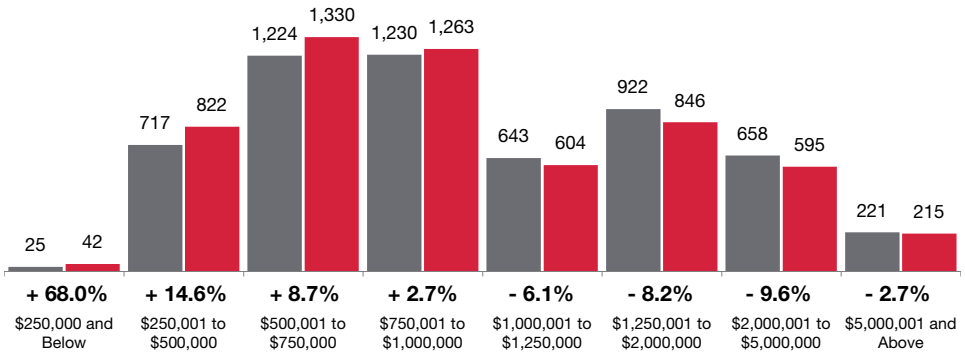
	All Properties			Single-Family Homes			Condos - Townhomes		
By Price Range	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
$250,000 and Below	60	68	+ 13.3%	54	82	+ 51.9%	66	63	- 4.5%
$250,001 to $500,000	46	50	+ 8.7%	58	58	0.0%	45	50	+ 11.1%
$500,001 to $750,000	36	41	+ 13.9%	34	38	+ 11.8%	38	43	+ 13.2%
$750,001 to $1,000,000	35	36	+ 2.9%	34	34	0.0%	39	41	+ 5.1%
$1,000,001 to $1,250,000	37	36	- 2.7%	37	35	- 5.4%	39	40	+ 2.6%
$1,250,001 to $2,000,000	36	37	+ 2.8%	35	35	0.0%	39	44	+ 12.8%
$2,000,001 to $5,000,000	43	42	- 2.3%	42	40	- 4.8%	51	55	+ 7.8%
$5,000,001 and Above	74	77	+ 4.1%	75	77	+ 2.7%	52	64	+ 23.1%
All Price Ranges	**38**	**40**	**+ 5.3%**	**37**	**37**	**0.0%**	**40**	**45**	**+ 12.5%**

By Square Feet	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
1,500 Sq Ft and Below	36	39	+ 8.3%	31	31	0.0%	40	44	+ 10.0%
1,501 to 2,000 Sq Ft	35	37	+ 5.7%	32	33	+ 3.1%	41	46	+ 12.2%
2,001 to 3,000 Sq Ft	39	39	0.0%	39	38	- 2.6%	43	49	+ 14.0%
3,001 to 4,000 Sq Ft	46	48	+ 4.3%	46	48	+ 4.3%	55	49	- 10.9%
4,001 to 6,000 Sq Ft	57	58	+ 1.8%	56	58	+ 3.6%	62	77	+ 24.2%
6,001 Sq Ft and Above	91	94	+ 3.3%	91	94	+ 3.3%	91	--	--
All Square Footage	**38**	**40**	**+ 5.3%**	**37**	**37**	**0.0%**	**40**	**45**	**+ 12.5%**

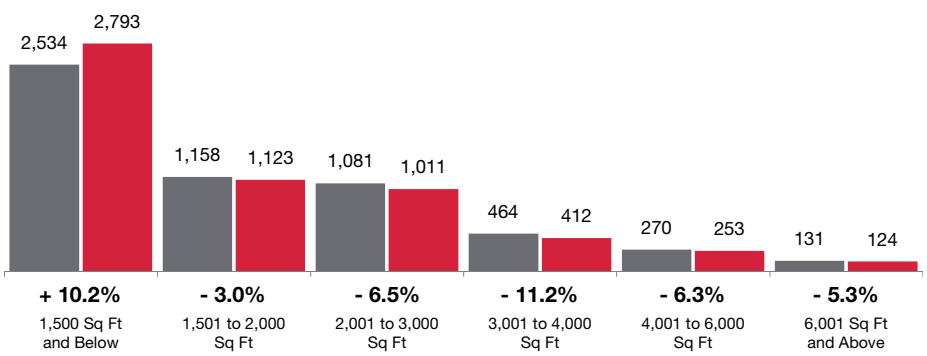
Inventory of Homes for Sale

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

By Price Range



By Square Feet



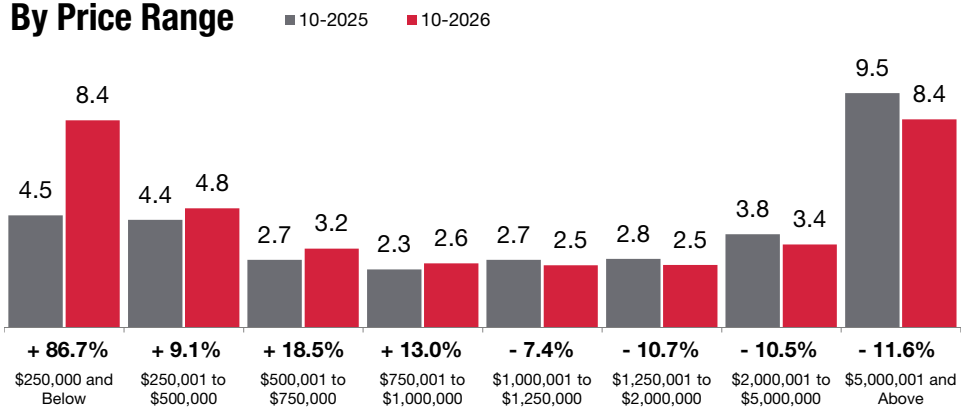
	All Properties			Single-Family Homes			Condos - Townhomes		
By Price Range	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
$250,000 and Below	25	42	+ 68.0%	4	9	+ 125.0%	21	33	+ 57.1%
$250,001 to $500,000	717	822	+ 14.6%	69	57	- 17.4%	648	765	+ 18.1%
$500,001 to $750,000	1,224	1,330	+ 8.7%	307	352	+ 14.7%	917	978	+ 6.7%
$750,001 to $1,000,000	1,230	1,263	+ 2.7%	839	861	+ 2.6%	391	402	+ 2.8%
$1,000,001 to $1,250,000	643	604	- 6.1%	490	434	- 11.4%	153	170	+ 11.1%
$1,250,001 to $2,000,000	922	846	- 8.2%	718	642	- 10.6%	204	204	0.0%
$2,000,001 to $5,000,000	658	595	- 9.6%	547	494	- 9.7%	111	101	- 9.0%
$5,000,001 and Above	221	215	- 2.7%	210	205	- 2.4%	11	10	- 9.1%
All Price Ranges	**5,640**	**5,717**	**+ 1.4%**	**3,184**	**3,054**	**- 4.1%**	**2,456**	**2,663**	**+ 8.4%**

By Square Feet	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
1,500 Sq Ft and Below	2,534	2,793	+ 10.2%	702	763	+ 8.7%	1,832	2,030	+ 10.8%
1,501 to 2,000 Sq Ft	1,158	1,123	- 3.0%	705	644	- 8.7%	453	479	+ 5.7%
2,001 to 3,000 Sq Ft	1,081	1,011	- 6.5%	941	883	- 6.2%	140	128	- 8.6%
3,001 to 4,000 Sq Ft	464	412	- 11.2%	446	398	- 10.8%	18	14	- 22.2%
4,001 to 6,000 Sq Ft	270	253	- 6.3%	258	242	- 6.2%	12	11	- 8.3%
6,001 Sq Ft and Above	131	124	- 5.3%	130	123	- 5.4%	1	1	0.0%
All Square Footage	**5,640**	**5,717**	**+ 1.4%**	**3,184**	**3,054**	**- 4.1%**	**2,456**	**2,663**	**+ 8.4%**

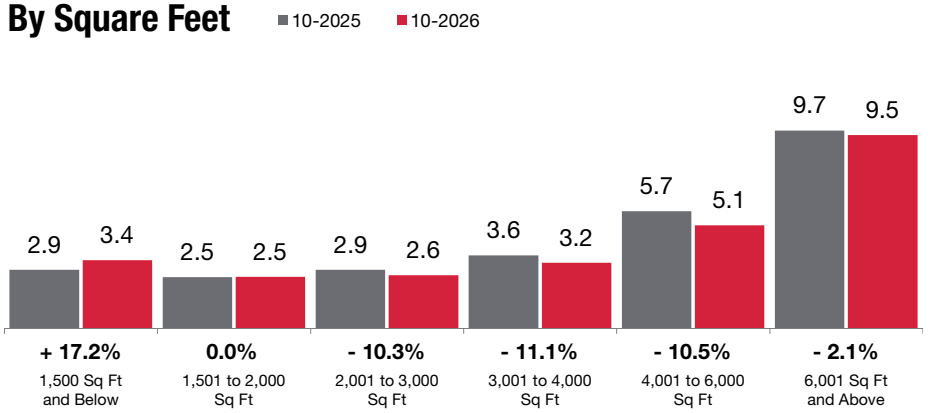
Months Supply of Inventory

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



By Square Feet



	All Properties			Single-Family Homes			Condos - Townhomes		
By Price Range	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
$250,000 and Below	4.5	8.4	+ 86.7%	1.8	4.5	+ 150.0%	6.1	8.6	+ 41.0%
$250,001 to $500,000	4.4	4.8	+ 9.1%	4.2	3.8	- 9.5%	4.4	4.9	+ 11.4%
$500,001 to $750,000	2.7	3.2	+ 18.5%	1.8	2.4	+ 33.3%	3.3	3.6	+ 9.1%
$750,001 to $1,000,000	2.3	2.6	+ 13.0%	2.1	2.4	+ 14.3%	3.0	3.3	+ 10.0%
$1,000,001 to $1,250,000	2.7	2.5	- 7.4%	2.6	2.2	- 15.4%	3.4	3.8	+ 11.8%
$1,250,001 to $2,000,000	2.8	2.5	- 10.7%	2.6	2.3	- 11.5%	3.8	3.8	0.0%
$2,000,001 to $5,000,000	3.8	3.4	- 10.5%	3.7	3.2	- 13.5%	4.6	4.4	- 4.3%
$5,000,001 and Above	9.5	8.4	- 11.6%	9.4	8.4	- 10.6%	7.3	6.2	- 15.1%
All Price Ranges	**3.0**	**3.1**	**+ 3.3%**	**2.6**	**2.6**	**0.0%**	**3.6**	**4.0**	**+ 11.1%**

By Square Feet	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**	**10-2025**	**10-2026**	**Change**
1,500 Sq Ft and Below	2.9	3.4	+ 17.2%	1.9	2.3	+ 21.1%	3.5	4.1	+ 17.1%
1,501 to 2,000 Sq Ft	2.5	2.5	0.0%	2.1	2.1	0.0%	3.6	3.6	0.0%
2,001 to 3,000 Sq Ft	2.9	2.6	- 10.3%	2.7	2.5	- 7.4%	4.4	3.5	- 20.5%
3,001 to 4,000 Sq Ft	3.6	3.2	- 11.1%	3.5	3.2	- 8.6%	4.9	4.2	- 14.3%
4,001 to 6,000 Sq Ft	5.7	5.1	- 10.5%	5.6	4.9	- 12.5%	10.5	6.8	- 35.2%
6,001 Sq Ft and Above	9.7	9.5	- 2.1%	9.8	9.4	- 4.1%	1.0	--	--
All Square Footage	**3.0**	**3.1**	**+ 3.3%**	**2.6**	**2.6**	**0.0%**	**3.6**	**4.0**	**+ 11.1%**