

Local Market Update for May 2026

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

92101

Downtown

Detached	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	4	1	- 75.0%	14	7	- 50.0%
Pending Sales	1	0	- 100.0%	5	2	- 60.0%
Closed Sales	0	0	0.0%	4	1	- 75.0%
Median Sales Price*	—	—	—	\$1,218,000	\$1,175,000	- 3.5%
Percent of Original List Price Received*	—	—	—	100.7%	87.0%	- 13.6%
Days on Market Until Sale	—	—	—	25	18	- 28.0%
Inventory of Homes for Sale	5	3	- 40.0%	—	—	—
Months Supply of Inventory	4.3	3.0	- 30.2%	—	—	—

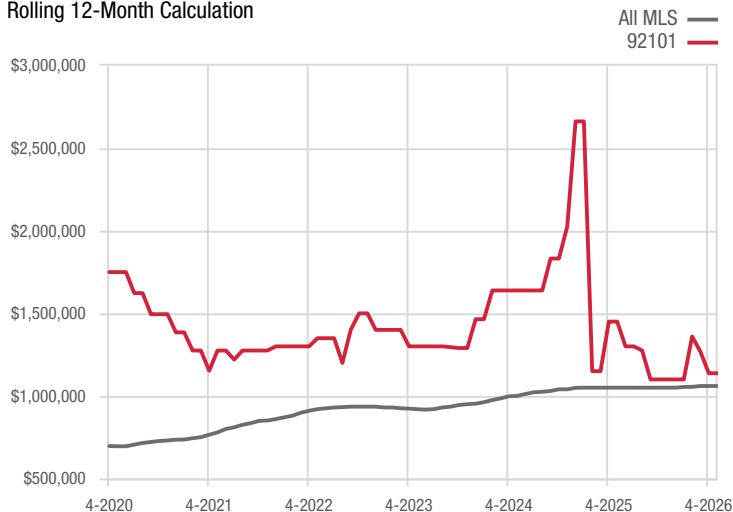
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	124	132	+ 6.5%	635	668	+ 5.2%
Pending Sales	49	48	- 2.0%	234	219	- 6.4%
Closed Sales	44	41	- 6.8%	215	190	- 11.6%
Median Sales Price*	\$802,500	\$693,750	- 13.6%	\$750,000	\$725,000	- 3.3%
Percent of Original List Price Received*	96.0%	94.8%	- 1.3%	97.4%	95.6%	- 1.8%
Days on Market Until Sale	41	54	+ 31.7%	45	52	+ 15.6%
Inventory of Homes for Sale	301	381	+ 26.6%	—	—	—
Months Supply of Inventory	6.5	8.9	+ 36.9%	—	—	—

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Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation

