

Local Market Update for June 2026

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

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Detached	June			Year to Date		
	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
Key Metrics						
New Listings	11	18	+ 63.6%	99	84	- 15.2%
Pending Sales	14	10	- 28.6%	52	52	0.0%
Closed Sales	11	11	0.0%	45	46	+ 2.2%
Median Sales Price*	\$1,600,000	\$1,411,000	- 11.8%	\$1,550,000	\$1,570,000	+ 1.3%
Percent of Original List Price Received*	94.0%	97.7%	+ 3.9%	98.6%	99.5%	+ 0.9%
Days on Market Until Sale	32	25	- 21.9%	26	24	- 7.7%
Inventory of Homes for Sale	23	20	- 13.0%	—	—	—
Months Supply of Inventory	3.2	2.5	- 21.9%	—	—	—

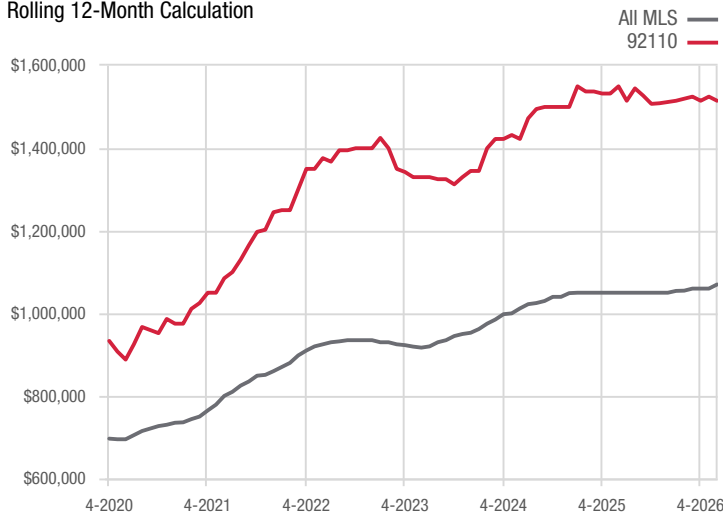
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	June			Year to Date		
	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
Key Metrics						
New Listings	35	34	- 2.9%	130	153	+ 17.7%
Pending Sales	13	13	0.0%	63	85	+ 34.9%
Closed Sales	12	16	+ 33.3%	59	78	+ 32.2%
Median Sales Price*	\$555,500	\$569,250	+ 2.5%	\$685,000	\$613,500	- 10.4%
Percent of Original List Price Received*	94.7%	96.9%	+ 2.3%	97.9%	96.7%	- 1.2%
Days on Market Until Sale	61	27	- 55.7%	33	42	+ 27.3%
Inventory of Homes for Sale	51	61	+ 19.6%	—	—	—
Months Supply of Inventory	4.9	4.4	- 10.2%	—	—	—

* 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.

Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation

