

# Housing Supply Overview

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

## March 2026

U.S. pending home sales rose for the first time in three months, climbing 1.8% month-over-month, according to the National Association of REALTORS®. Economists polled by Reuters had forecast a 0.6% decline in contract signings. Pending home sales increased in the South, Midwest, and West but decreased in the Northeast. For the 12-month period spanning April 2025 through March 2026, Pending Sales in the San Diego were up 0.5 percent overall. The price range with the largest gain in sales was the \$250,001 to \$500,000 range, where they increased 8.7 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 \$1,060,000. 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 76 days.

Market-wide, inventory levels were down 11.2 percent. However, the property type with the largest gain was the Condos - Townhomes segment, where they remained flat. That amounts to 2.0 months supply for Single-Family homes and 3.4 months supply for Condos.

## Quick Facts

**+ 8.7%**

**+ 4.9%**

**+ 1.0%**

Price Range With  
Strongest Pending Sales:  
**\$250,001 to \$500,000**

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

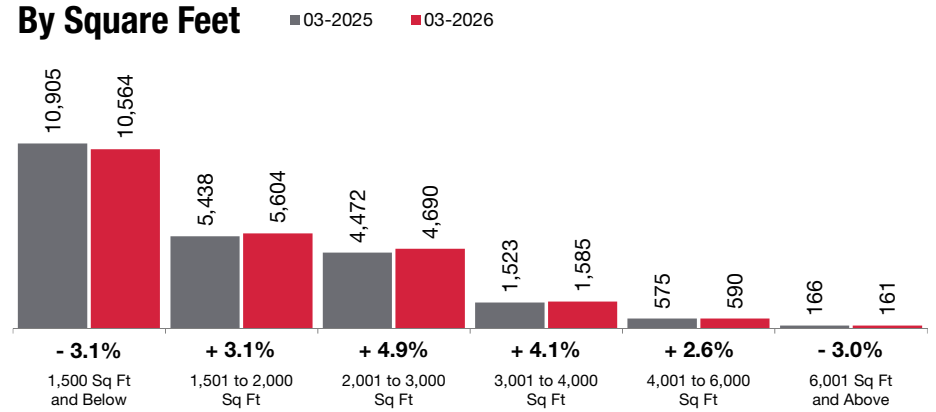
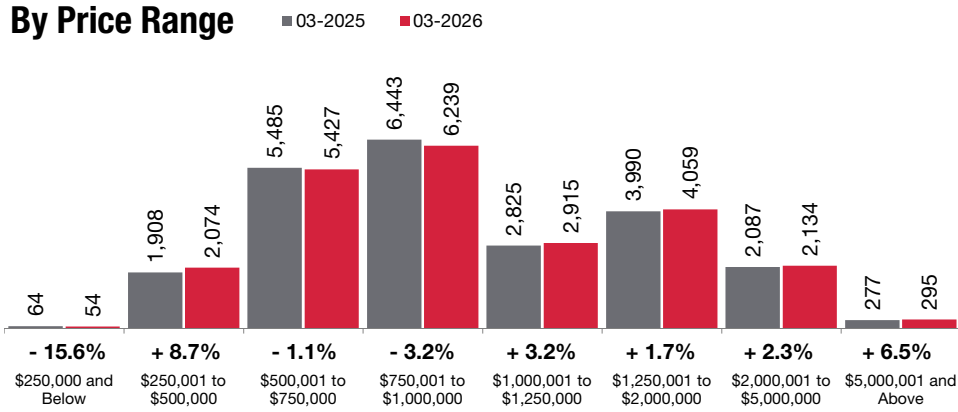
Property Type With  
Strongest Pending Sales:  
**Condos - Townhomes**

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	03-2025	03-2026	Change
\$250,000 and Below	64	54	-15.6%
\$250,001 to \$500,000	1,908	2,074	+8.7%
\$500,001 to \$750,000	5,485	5,427	-1.1%
\$750,001 to \$1,000,000	6,443	6,239	-3.2%
\$1,000,001 to \$1,250,000	2,825	2,915	+3.2%
\$1,250,001 to \$2,000,000	3,990	4,059	+1.7%
\$2,000,001 to \$5,000,000	2,087	2,134	+2.3%
\$5,000,001 and Above	277	295	+6.5%
<b>All Price Ranges</b>	<b>23,079</b>	<b>23,197</b>	<b>+0.5%</b>

## Single-Family Homes

03-2025	03-2026	Change	03-2025	03-2026	Change
31	18	-41.9%	33	36	+9.1%
204	199	-2.5%	1,704	1,875	+10.0%
2,148	2,055	-4.3%	3,337	3,372	+1.0%
4,752	4,727	-0.5%	1,691	1,512	-10.6%
2,290	2,365	+3.3%	535	550	+2.8%
3,344	3,407	+1.9%	646	652	+0.9%
1,814	1,834	+1.1%	273	300	+9.9%
269	285	+5.9%	8	10	+25.0%
<b>14,852</b>	<b>14,890</b>	<b>+0.3%</b>	<b>8,227</b>	<b>8,307</b>	<b>+1.0%</b>

## Condos - Townhomes

By Square Feet	03-2025	03-2026	Change
1,500 Sq Ft and Below	10,905	10,564	-3.1%
1,501 to 2,000 Sq Ft	5,438	5,604	+3.1%
2,001 to 3,000 Sq Ft	4,472	4,690	+4.9%
3,001 to 4,000 Sq Ft	1,523	1,585	+4.1%
4,001 to 6,000 Sq Ft	575	590	+2.6%
6,001 Sq Ft and Above	166	161	-3.0%
<b>All Square Footage</b>	<b>23,079</b>	<b>23,197</b>	<b>+0.5%</b>

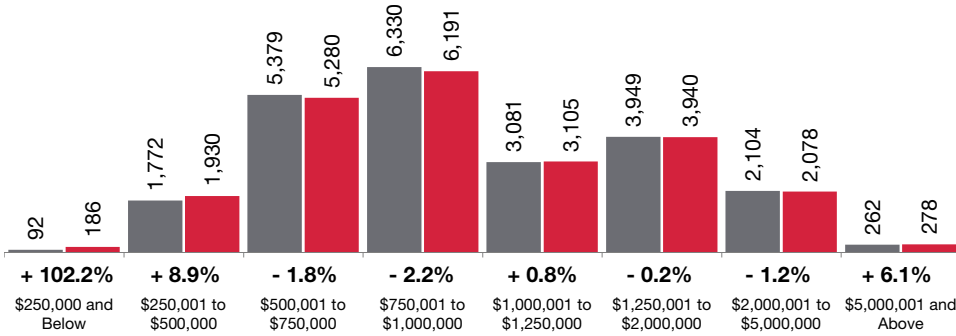
03-2025	03-2026	Change	03-2025	03-2026	Change
4,603	4,297	-6.6%	6,302	6,267	-0.6%
3,929	4,047	+3.0%	1,509	1,557	+3.2%
4,100	4,265	+4.0%	372	425	+14.2%
1,490	1,539	+3.3%	33	46	+39.4%
565	581	+2.8%	10	9	-10.0%
165	159	-3.6%	1	2	+100.0%
<b>14,852</b>	<b>14,890</b>	<b>+0.3%</b>	<b>8,227</b>	<b>8,307</b>	<b>+1.0%</b>

# Closed Sales

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

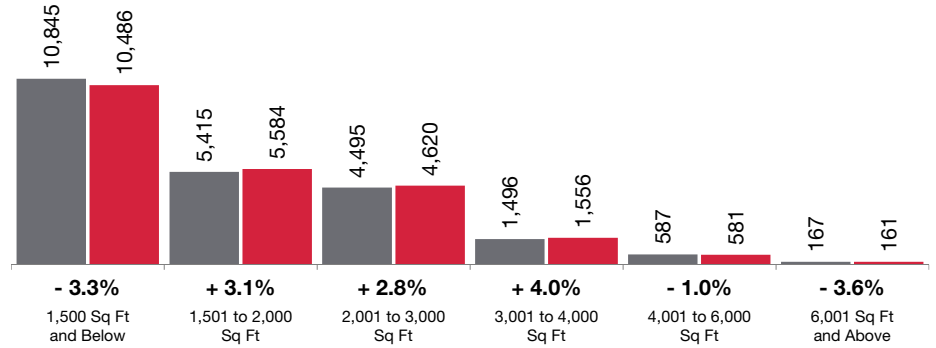
## By Price Range

■ 03-2025 ■ 03-2026



## By Square Feet

■ 03-2025 ■ 03-2026



### All Properties

By Price Range	03-2025	03-2026	Change
\$250,000 and Below	92	186	+ 102.2%
\$250,001 to \$500,000	1,772	1,930	+ 8.9%
\$500,001 to \$750,000	5,379	5,280	- 1.8%
\$750,001 to \$1,000,000	6,330	6,191	- 2.2%
\$1,000,001 to \$1,250,000	3,081	3,105	+ 0.8%
\$1,250,001 to \$2,000,000	3,949	3,940	- 0.2%
\$2,000,001 to \$5,000,000	2,104	2,078	- 1.2%
\$5,000,001 and Above	262	278	+ 6.1%
<b>All Price Ranges</b>	<b>22,969</b>	<b>22,988</b>	<b>+ 0.1%</b>

### Single-Family Homes

03-2025	03-2026	Change	03-2025	03-2026	Change
45	86	+ 91.1%	47	100	+ 112.8%
202	196	- 3.0%	1,570	1,734	+ 10.4%
1,977	1,900	- 3.9%	3,402	3,380	- 0.6%
4,660	4,683	+ 0.5%	1,670	1,508	- 9.7%
2,504	2,548	+ 1.8%	577	557	- 3.5%
3,303	3,316	+ 0.4%	646	624	- 3.4%
1,840	1,793	- 2.6%	264	285	+ 8.0%
258	266	+ 3.1%	4	12	+ 200.0%
<b>14,789</b>	<b>14,788</b>	<b>- 0.0%</b>	<b>8,180</b>	<b>8,200</b>	<b>+ 0.2%</b>

### Condos - Townhomes

By Square Feet	03-2025	03-2026	Change
1,500 Sq Ft and Below	10,845	10,486	- 3.3%
1,501 to 2,000 Sq Ft	5,415	5,584	+ 3.1%
2,001 to 3,000 Sq Ft	4,495	4,620	+ 2.8%
3,001 to 4,000 Sq Ft	1,496	1,556	+ 4.0%
4,001 to 6,000 Sq Ft	587	581	- 1.0%
6,001 Sq Ft and Above	167	161	- 3.6%
<b>All Square Footage</b>	<b>22,969</b>	<b>22,988</b>	<b>+ 0.1%</b>

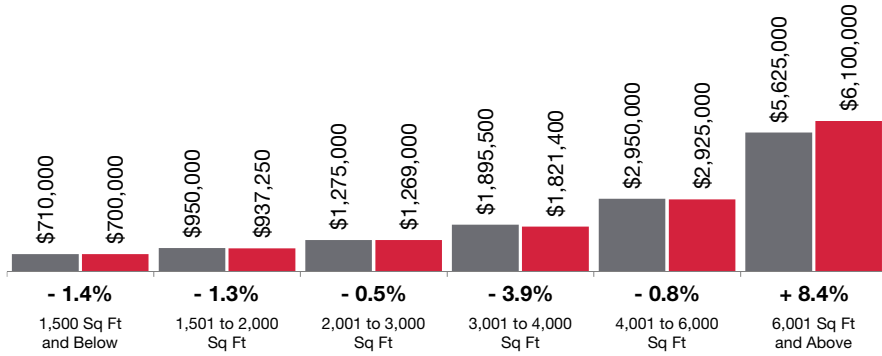
03-2025	03-2026	Change	03-2025	03-2026	Change
4,596	4,285	- 6.8%	6,249	6,201	- 0.8%
3,907	4,048	+ 3.6%	1,508	1,536	+ 1.9%
4,085	4,211	+ 3.1%	374	409	+ 9.4%
1,459	1,514	+ 3.8%	37	42	+ 13.5%
576	570	- 1.0%	11	10	- 9.1%
166	159	- 4.2%	1	2	+ 100.0%
<b>14,789</b>	<b>14,788</b>	<b>- 0.0%</b>	<b>8,180</b>	<b>8,200</b>	<b>+ 0.2%</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.**

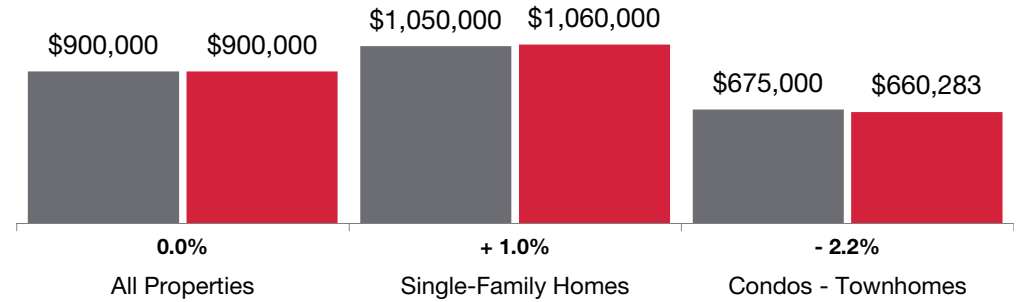
## By Square Feet

■ 03-2025 ■ 03-2026



## By Property Type

■ 03-2025 ■ 03-2026



By Square Feet	All Properties		
	03-2025	03-2026	Change
1,500 Sq Ft and Below	\$710,000	\$700,000	- 1.4%
1,501 to 2,000 Sq Ft	\$950,000	\$937,250	- 1.3%
2,001 to 3,000 Sq Ft	\$1,275,000	\$1,269,000	- 0.5%
3,001 to 4,000 Sq Ft	\$1,895,500	\$1,821,400	- 3.9%
4,001 to 6,000 Sq Ft	\$2,950,000	\$2,925,000	- 0.8%
6,001 Sq Ft and Above	\$5,625,000	\$6,100,000	+ 8.4%
<b>All Square Footage</b>	<b>\$900,000</b>	<b>\$900,000</b>	<b>0.0%</b>

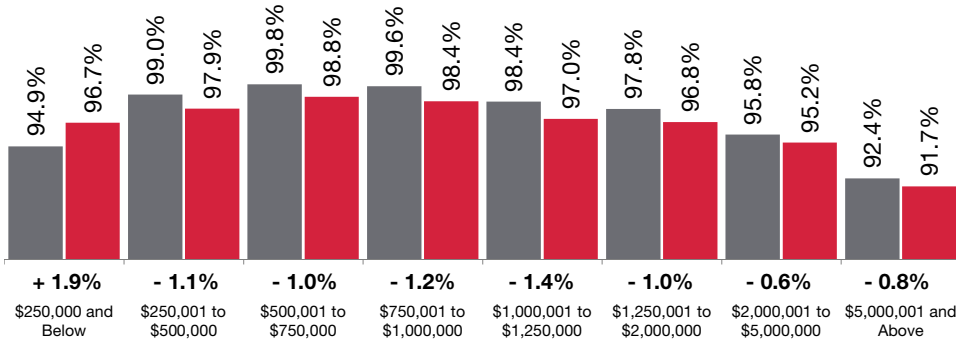
	Single-Family Homes			Condos - Townhomes		
	03-2025	03-2026	Change	03-2025	03-2026	Change
	\$800,000	\$800,000	0.0%	\$614,000	\$600,000	- 2.3%
	\$962,500	\$950,000	- 1.3%	\$900,000	\$899,000	- 0.1%
	\$1,250,000	\$1,250,000	0.0%	\$1,525,000	\$1,525,000	0.0%
	\$1,880,000	\$1,800,000	- 4.3%	\$2,500,000	\$2,325,000	- 7.0%
	\$2,925,000	\$2,925,000	0.0%	\$3,799,000	\$3,467,000	- 8.7%
	\$5,650,000	\$6,100,000	+ 8.0%	\$2,250,000	\$3,690,550	+ 64.0%
	<b>\$1,050,000</b>	<b>\$1,060,000</b>	<b>+ 1.0%</b>	<b>\$675,000</b>	<b>\$660,283</b>	<b>- 2.2%</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.**

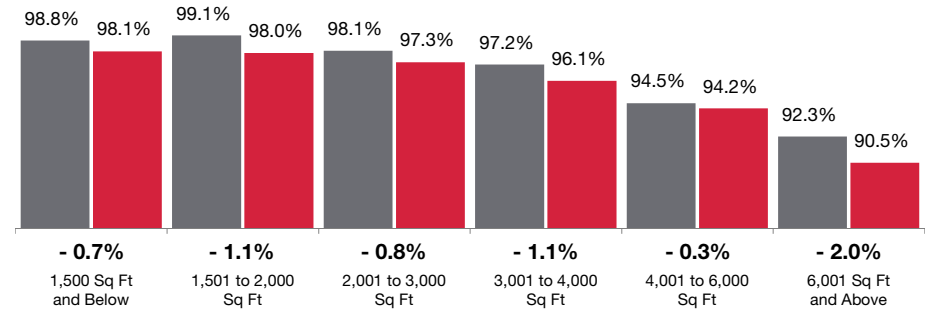
## By Price Range

■ 03-2025 ■ 03-2026



## By Square Feet

■ 03-2025 ■ 03-2026



## All Properties

By Price Range	03-2025	03-2026	Change
\$250,000 and Below	94.9%	96.7%	+ 1.9%
\$250,001 to \$500,000	99.0%	97.9%	- 1.1%
\$500,001 to \$750,000	99.8%	98.8%	- 1.0%
\$750,001 to \$1,000,000	99.6%	98.4%	- 1.2%
\$1,000,001 to \$1,250,000	98.4%	97.0%	- 1.4%
\$1,250,001 to \$2,000,000	97.8%	96.8%	- 1.0%
\$2,000,001 to \$5,000,000	95.8%	95.2%	- 0.6%
\$5,000,001 and Above	92.4%	91.7%	- 0.8%
<b>All Price Ranges</b>	<b>98.7%</b>	<b>97.6%</b>	<b>- 1.1%</b>

## Single-Family Homes

03-2025	03-2026	Change
92.5%	91.7%	- 0.9%
100.2%	98.6%	- 1.6%
100.8%	100.3%	- 0.5%
100.0%	98.8%	- 1.2%
98.5%	97.3%	- 1.2%
98.0%	97.0%	- 1.0%
96.0%	95.3%	- 0.7%
92.3%	91.6%	- 0.8%
<b>98.8%</b>	<b>97.7%</b>	<b>- 1.1%</b>

## Condos - Townhomes

03-2025	03-2026	Change
97.4%	99.7%	+ 2.4%
98.8%	97.8%	- 1.0%
99.1%	97.9%	- 1.2%
98.6%	97.4%	- 1.2%
98.0%	96.0%	- 2.0%
97.0%	95.9%	- 1.1%
94.5%	94.8%	+ 0.3%
95.3%	94.7%	- 0.6%
<b>98.5%</b>	<b>97.4%</b>	<b>- 1.1%</b>

## By Square Feet

03-2025	03-2026	Change
98.8%	98.1%	- 0.7%
99.1%	98.0%	- 1.1%
98.1%	97.3%	- 0.8%
97.2%	96.1%	- 1.1%
94.5%	94.2%	- 0.3%
92.3%	90.5%	- 2.0%
<b>98.7%</b>	<b>97.6%</b>	<b>- 1.1%</b>

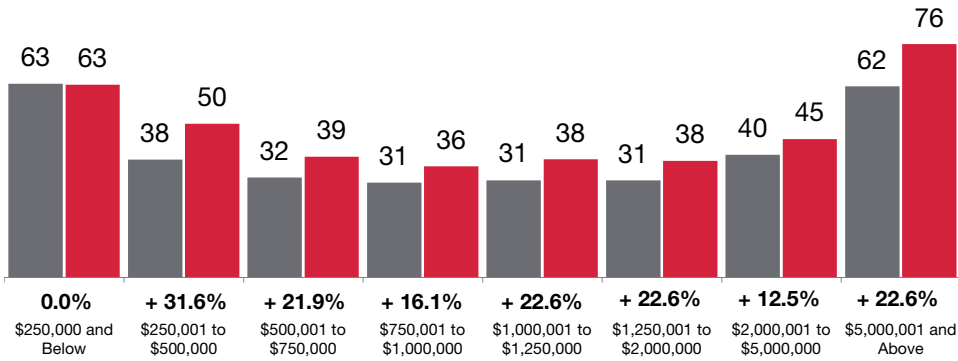
03-2025	03-2026	Change
100.0%	98.9%	- 1.1%
99.4%	98.2%	- 1.2%
98.2%	97.4%	- 0.8%
97.3%	96.1%	- 1.2%
94.6%	94.2%	- 0.4%
92.4%	90.4%	- 2.2%
<b>98.8%</b>	<b>97.7%</b>	<b>- 1.1%</b>

# 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.

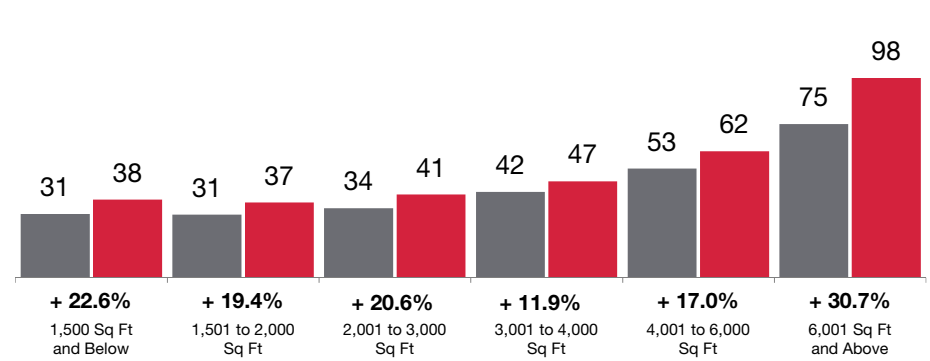
## By Price Range

■ 03-2025 ■ 03-2026



## By Square Feet

■ 03-2025 ■ 03-2026



### All Properties

By Price Range	03-2025	03-2026	Change
\$250,000 and Below	63	63	0.0%
\$250,001 to \$500,000	38	50	+ 31.6%
\$500,001 to \$750,000	32	39	+ 21.9%
\$750,001 to \$1,000,000	31	36	+ 16.1%
\$1,000,001 to \$1,250,000	31	38	+ 22.6%
\$1,250,001 to \$2,000,000	31	38	+ 22.6%
\$2,000,001 to \$5,000,000	40	45	+ 12.5%
\$5,000,001 and Above	62	76	+ 22.6%
<b>All Price Ranges</b>	<b>33</b>	<b>40</b>	<b>+ 21.2%</b>

### Single-Family Homes

03-2025	03-2026	Change	03-2025	03-2026	Change
62	61	- 1.6%	64	64	0.0%
46	56	+ 21.7%	37	49	+ 32.4%
31	36	+ 16.1%	33	41	+ 24.2%
29	35	+ 20.7%	35	39	+ 11.4%
31	38	+ 22.6%	33	40	+ 21.2%
31	37	+ 19.4%	34	42	+ 23.5%
38	44	+ 15.8%	49	51	+ 4.1%
63	77	+ 22.2%	10	50	+ 400.0%
<b>32</b>	<b>38</b>	<b>+ 18.8%</b>	<b>35</b>	<b>43</b>	<b>+ 22.9%</b>

### Condos - Townhomes

03-2025	03-2026	Change	03-2025	03-2026	Change
62	61	- 1.6%	64	64	0.0%
46	56	+ 21.7%	37	49	+ 32.4%
31	36	+ 16.1%	33	41	+ 24.2%
29	35	+ 20.7%	35	39	+ 11.4%
31	38	+ 22.6%	33	40	+ 21.2%
31	37	+ 19.4%	34	42	+ 23.5%
38	44	+ 15.8%	49	51	+ 4.1%
63	77	+ 22.2%	10	50	+ 400.0%
<b>32</b>	<b>38</b>	<b>+ 18.8%</b>	<b>35</b>	<b>43</b>	<b>+ 22.9%</b>

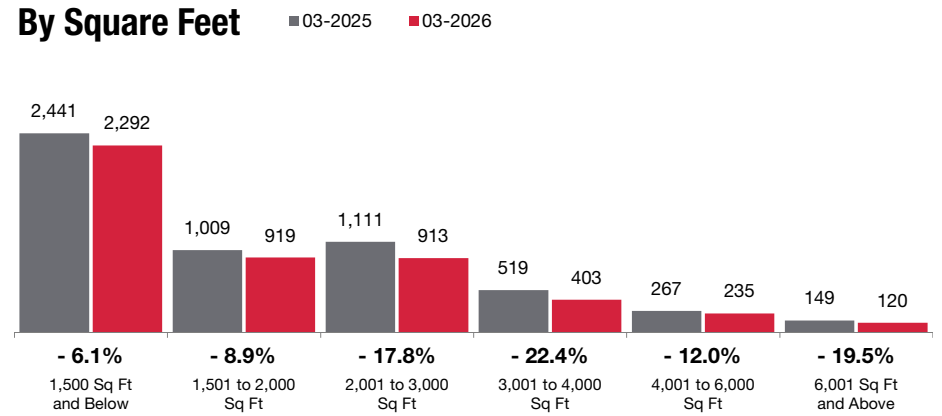
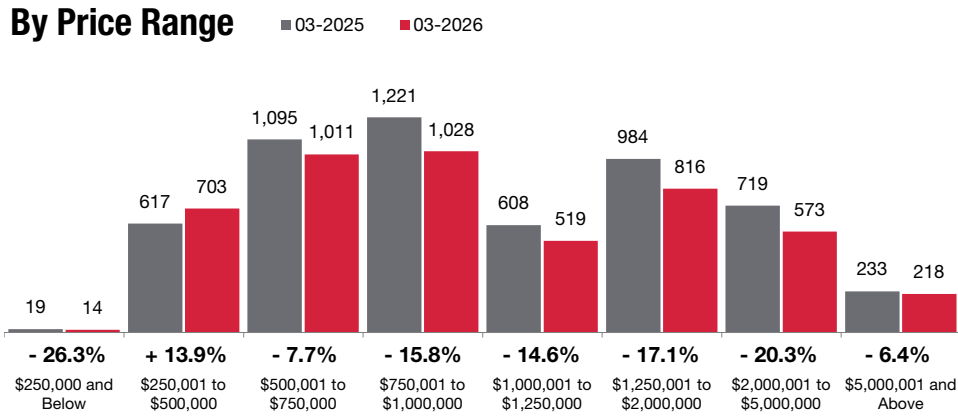
### By Square Feet

03-2025	03-2026	Change
31	38	+ 22.6%
31	37	+ 19.4%
34	41	+ 20.6%
42	47	+ 11.9%
53	62	+ 17.0%
75	98	+ 30.7%
<b>33</b>	<b>40</b>	<b>+ 21.2%</b>

03-2025	03-2026	Change	03-2025	03-2026	Change
28	32	+ 14.3%	34	42	+ 23.5%
28	34	+ 21.4%	38	44	+ 15.8%
33	40	+ 21.2%	40	46	+ 15.0%
41	47	+ 14.6%	66	45	- 31.8%
53	62	+ 17.0%	55	63	+ 14.5%
75	98	+ 30.7%	142	91	- 35.9%
<b>32</b>	<b>38</b>	<b>+ 18.8%</b>	<b>35</b>	<b>43</b>	<b>+ 22.9%</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	03-2025	03-2026	Change
\$250,000 and Below	19	14	-26.3%
\$250,001 to \$500,000	617	703	+13.9%
\$500,001 to \$750,000	1,095	1,011	-7.7%
\$750,001 to \$1,000,000	1,221	1,028	-15.8%
\$1,000,001 to \$1,250,000	608	519	-14.6%
\$1,250,001 to \$2,000,000	984	816	-17.1%
\$2,000,001 to \$5,000,000	719	573	-20.3%
\$5,000,001 and Above	233	218	-6.4%
<b>All Price Ranges</b>	<b>5,496</b>	<b>4,882</b>	<b>-11.2%</b>

### Single-Family Homes

03-2025	03-2026	Change	03-2025	03-2026	Change
8	4	-50.0%	11	10	-9.1%
61	55	-9.8%	556	648	+16.5%
269	185	-31.2%	826	826	0.0%
807	603	-25.3%	414	425	+2.7%
467	384	-17.8%	141	135	-4.3%
782	609	-22.1%	202	207	+2.5%
579	468	-19.2%	140	105	-25.0%
227	205	-9.7%	6	13	+116.7%
<b>3,200</b>	<b>2,513</b>	<b>-21.5%</b>	<b>2,296</b>	<b>2,369</b>	<b>+3.2%</b>

### By Square Feet

03-2025	03-2026	Change
2,441	2,292	-6.1%
1,009	919	-8.9%
1,111	913	-17.8%
519	403	-22.4%
267	235	-12.0%
149	120	-19.5%
<b>5,496</b>	<b>4,882</b>	<b>-11.2%</b>

### Condos - Townhomes

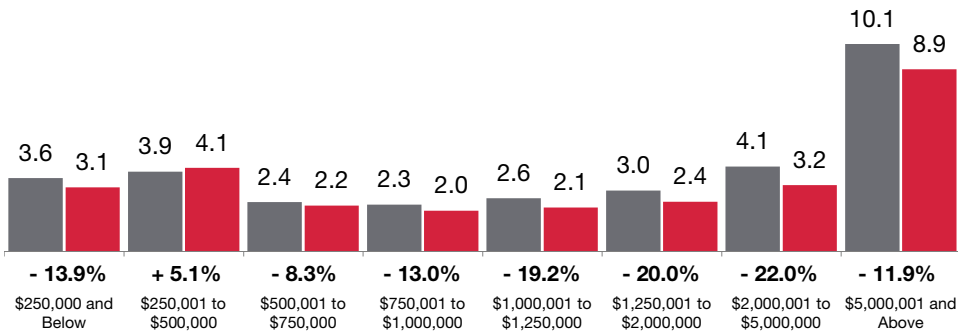
03-2025	03-2026	Change	03-2025	03-2026	Change
712	503	-29.4%	1,729	1,789	+3.5%
605	501	-17.2%	404	418	+3.5%
977	781	-20.1%	134	132	-1.5%
498	388	-22.1%	21	15	-28.6%
261	222	-14.9%	6	13	+116.7%
147	118	-19.7%	2	2	0.0%
<b>3,200</b>	<b>2,513</b>	<b>-21.5%</b>	<b>2,296</b>	<b>2,369</b>	<b>+3.2%</b>

# 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.

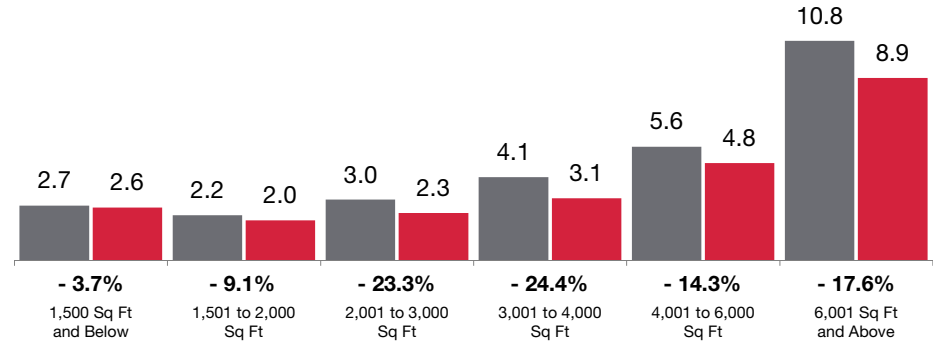
## By Price Range

■ 03-2025 ■ 03-2026



## By Square Feet

■ 03-2025 ■ 03-2026



### All Properties

By Price Range	03-2025	03-2026	Change
\$250,000 and Below	3.6	3.1	-13.9%
\$250,001 to \$500,000	3.9	4.1	+5.1%
\$500,001 to \$750,000	2.4	2.2	-8.3%
\$750,001 to \$1,000,000	2.3	2.0	-13.0%
\$1,000,001 to \$1,250,000	2.6	2.1	-19.2%
\$1,250,001 to \$2,000,000	3.0	2.4	-20.0%
\$2,000,001 to \$5,000,000	4.1	3.2	-22.0%
\$5,000,001 and Above	10.1	8.9	-11.9%
<b>All Price Ranges</b>	<b>2.9</b>	<b>2.5</b>	<b>-13.8%</b>

### Single-Family Homes

03-2025	03-2026	Change
3.1	1.8	-41.9%
3.6	3.3	-8.3%
1.5	1.1	-26.7%
2.0	1.5	-25.0%
2.4	1.9	-20.8%
2.8	2.1	-25.0%
3.8	3.1	-18.4%
10.1	8.6	-14.9%
<b>2.6</b>	<b>2.0</b>	<b>-23.1%</b>

### Condos - Townhomes

03-2025	03-2026	Change
3.7	3.3	-10.8%
3.9	4.1	+5.1%
3.0	2.9	-3.3%
2.9	3.4	+17.2%
3.2	2.9	-9.4%
3.8	3.8	0.0%
6.2	4.2	-32.3%
4.5	9.1	+102.2%
<b>3.3</b>	<b>3.4</b>	<b>+3.0%</b>

### By Square Feet

03-2025	03-2026	Change
2.7	2.6	-3.7%
2.2	2.0	-9.1%
3.0	2.3	-23.3%
4.1	3.1	-24.4%
5.6	4.8	-14.3%
10.8	8.9	-17.6%
<b>2.9</b>	<b>2.5</b>	<b>-13.8%</b>

03-2025	03-2026	Change
1.9	1.4	-26.3%
1.8	1.5	-16.7%
2.9	2.2	-24.1%
4.0	3.0	-25.0%
5.5	4.6	-16.4%
10.7	8.9	-16.8%
<b>2.6</b>	<b>2.0</b>	<b>-23.1%</b>

03-2025	03-2026	Change
3.3	3.4	+3.0%
3.2	3.2	0.0%
4.3	3.7	-14.0%
6.4	3.6	-43.8%
4.8	10.1	+110.4%
2.0	2.0	0.0%
<b>3.3</b>	<b>3.4</b>	<b>+3.0%</b>