

Housing Supply Overview

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

May 2026

U.S. pending home sales increased for the third straight month, rising 1.4%, according to the National Association of REALTORS®, led by gains in the Northeast, Midwest, and West. On a year-over-year basis, pending sales were up 3.2%, with contract activity increasing in the Midwest, South, and West. For the 12-month period spanning June 2025 through May 2026, Pending Sales in the San Diego were up 2.9 percent overall. The price range with the largest gain in sales was the \$5,000,001 and Above range, where they increased 21.8 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 37 days; the price range that tended to sell the slowest was the \$5,000,001 and Above range at 78 days.

Market-wide, inventory levels were down 12.4 percent. However, the property type with the largest gain was the Condos - Townhomes segment, where they increased 5.6 percent. That amounts to 2.4 months supply for Single-Family homes and 4.0 months supply for Condos.

Quick Facts

+ 21.8%

+ 9.7%

+ 4.6%

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

Home Size With Strongest
Pending Sales:
4,001 to 6,000 Sq Ft

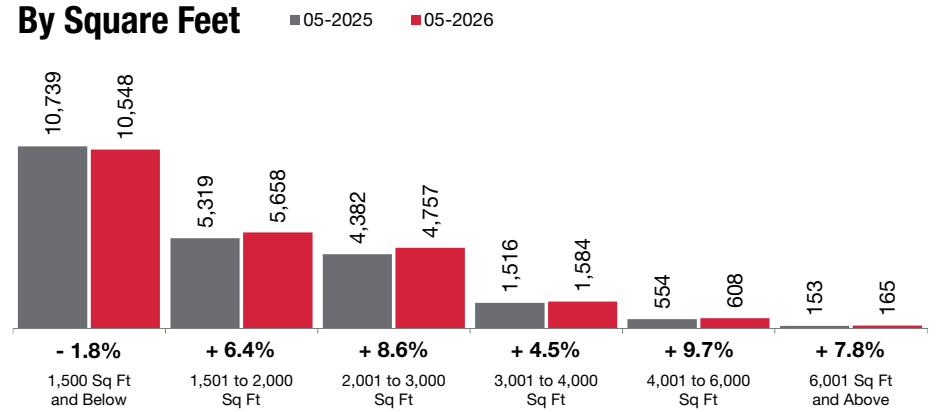
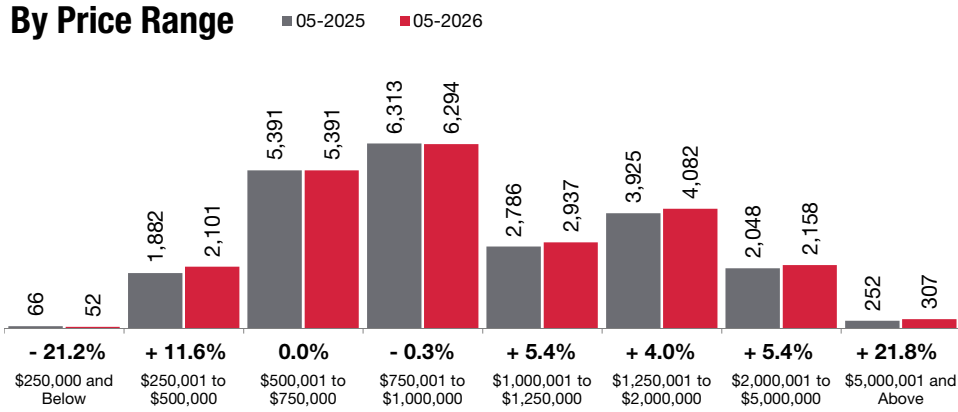
Property Type With
Strongest Pending Sales:
Condos - Townhomes

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

Pending Sales

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



All Properties

| By Price Range | 05-2025 | 05-2026 | Change |
|----------------------------|---------------|---------------|--------------|
| \$250,000 and Below | 66 | 52 | -21.2% |
| \$250,001 to \$500,000 | 1,882 | 2,101 | +11.6% |
| \$500,001 to \$750,000 | 5,391 | 5,391 | 0.0% |
| \$750,001 to \$1,000,000 | 6,313 | 6,294 | -0.3% |
| \$1,000,001 to \$1,250,000 | 2,786 | 2,937 | +5.4% |
| \$1,250,001 to \$2,000,000 | 3,925 | 4,082 | +4.0% |
| \$2,000,001 to \$5,000,000 | 2,048 | 2,158 | +5.4% |
| \$5,000,001 and Above | 252 | 307 | +21.8% |
| All Price Ranges | 22,663 | 23,322 | +2.9% |

Single-Family Homes

| 05-2025 | 05-2026 | Change | 05-2025 | 05-2026 | Change |
|---------------|---------------|--------------|--------------|--------------|--------------|
| 34 | 14 | -58.8% | 32 | 38 | +18.8% |
| 195 | 197 | +1.0% | 1,687 | 1,904 | +12.9% |
| 2,130 | 1,968 | -7.6% | 3,261 | 3,423 | +5.0% |
| 4,680 | 4,767 | +1.9% | 1,633 | 1,527 | -6.5% |
| 2,252 | 2,379 | +5.6% | 534 | 558 | +4.5% |
| 3,312 | 3,422 | +3.3% | 613 | 660 | +7.7% |
| 1,771 | 1,863 | +5.2% | 277 | 295 | +6.5% |
| 244 | 296 | +21.3% | 8 | 11 | +37.5% |
| 14,618 | 14,906 | +2.0% | 8,045 | 8,416 | +4.6% |

Condos - Townhomes

| By Square Feet | 05-2025 | 05-2026 | Change |
|---------------------------|---------------|---------------|--------------|
| 1,500 Sq Ft and Below | 10,739 | 10,548 | -1.8% |
| 1,501 to 2,000 Sq Ft | 5,319 | 5,658 | +6.4% |
| 2,001 to 3,000 Sq Ft | 4,382 | 4,757 | +8.6% |
| 3,001 to 4,000 Sq Ft | 1,516 | 1,584 | +4.5% |
| 4,001 to 6,000 Sq Ft | 554 | 608 | +9.7% |
| 6,001 Sq Ft and Above | 153 | 165 | +7.8% |
| All Square Footage | 22,663 | 23,322 | +2.9% |

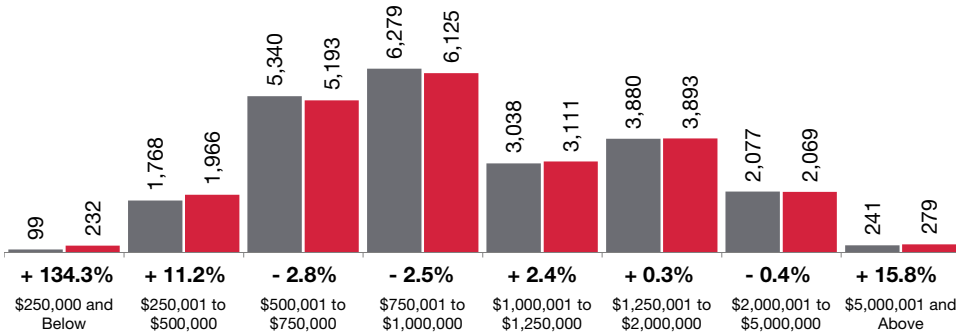
| 05-2025 | 05-2026 | Change | 05-2025 | 05-2026 | Change |
|---------------|---------------|--------------|--------------|--------------|--------------|
| 4,548 | 4,247 | -6.6% | 6,191 | 6,301 | +1.8% |
| 3,868 | 4,045 | +4.6% | 1,451 | 1,613 | +11.2% |
| 4,019 | 4,315 | +7.4% | 363 | 442 | +21.8% |
| 1,487 | 1,534 | +3.2% | 29 | 50 | +72.4% |
| 545 | 599 | +9.9% | 9 | 9 | 0.0% |
| 151 | 164 | +8.6% | 2 | 1 | -50.0% |
| 14,618 | 14,906 | +2.0% | 8,045 | 8,416 | +4.6% |

Closed Sales

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

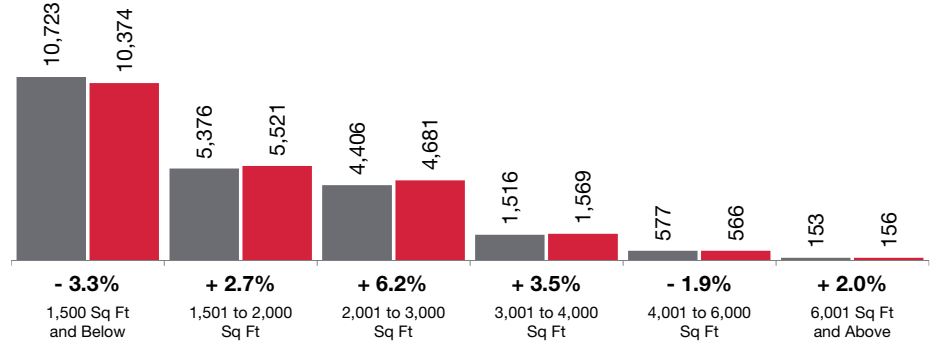
By Price Range

■ 05-2025 ■ 05-2026



By Square Feet

■ 05-2025 ■ 05-2026



All Properties

| By Price Range | 05-2025 | 05-2026 | Change |
|----------------------------|---------------|---------------|---------------|
| \$250,000 and Below | 99 | 232 | + 134.3% |
| \$250,001 to \$500,000 | 1,768 | 1,966 | + 11.2% |
| \$500,001 to \$750,000 | 5,340 | 5,193 | - 2.8% |
| \$750,001 to \$1,000,000 | 6,279 | 6,125 | - 2.5% |
| \$1,000,001 to \$1,250,000 | 3,038 | 3,111 | + 2.4% |
| \$1,250,001 to \$2,000,000 | 3,880 | 3,893 | + 0.3% |
| \$2,000,001 to \$5,000,000 | 2,077 | 2,069 | - 0.4% |
| \$5,000,001 and Above | 241 | 279 | + 15.8% |
| All Price Ranges | 22,722 | 22,868 | + 0.6% |

Single-Family Homes

| 05-2025 | 05-2026 | Change |
|---------------|---------------|---------------|
| 48 | 116 | + 141.7% |
| 190 | 205 | + 7.9% |
| 1,973 | 1,817 | - 7.9% |
| 4,653 | 4,621 | - 0.7% |
| 2,451 | 2,562 | + 4.5% |
| 3,275 | 3,274 | - 0.0% |
| 1,807 | 1,786 | - 1.2% |
| 235 | 270 | + 14.9% |
| 14,632 | 14,651 | + 0.1% |

Condos - Townhomes

| 05-2025 | 05-2026 | Change |
|--------------|--------------|---------------|
| 51 | 116 | + 127.5% |
| 1,578 | 1,761 | + 11.6% |
| 3,367 | 3,376 | + 0.3% |
| 1,626 | 1,504 | - 7.5% |
| 587 | 549 | - 6.5% |
| 605 | 619 | + 2.3% |
| 270 | 283 | + 4.8% |
| 6 | 9 | + 50.0% |
| 8,090 | 8,217 | + 1.6% |

By Square Feet

| 05-2025 | 05-2026 | Change |
|---------------|---------------|---------------|
| 10,723 | 10,374 | - 3.3% |
| 5,376 | 5,521 | + 2.7% |
| 4,406 | 4,681 | + 6.2% |
| 1,516 | 1,569 | + 3.5% |
| 577 | 566 | - 1.9% |
| 153 | 156 | + 2.0% |
| 22,722 | 22,868 | + 0.6% |

| 05-2025 | 05-2026 | Change |
|---------------|---------------|---------------|
| 4,541 | 4,189 | - 7.8% |
| 3,874 | 3,974 | + 2.6% |
| 4,017 | 4,253 | + 5.9% |
| 1,480 | 1,523 | + 2.9% |
| 569 | 555 | - 2.5% |
| 151 | 155 | + 2.6% |
| 14,632 | 14,651 | + 0.1% |

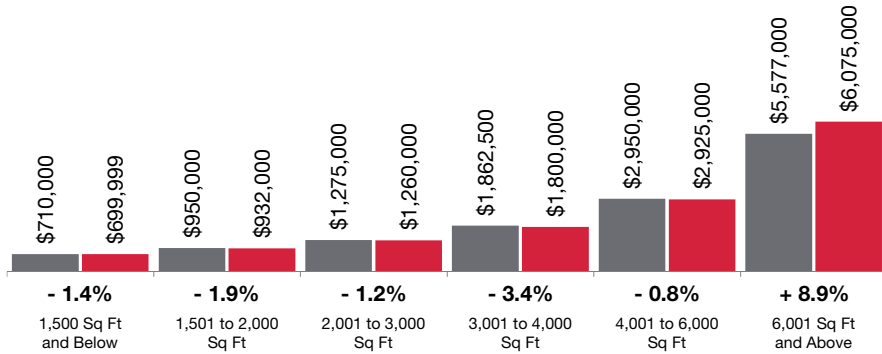
| 05-2025 | 05-2026 | Change |
|--------------|--------------|---------------|
| 6,182 | 6,185 | + 0.0% |
| 1,502 | 1,547 | + 3.0% |
| 360 | 428 | + 18.9% |
| 36 | 46 | + 27.8% |
| 8 | 10 | + 25.0% |
| 2 | 1 | - 50.0% |
| 8,090 | 8,217 | + 1.6% |

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.**

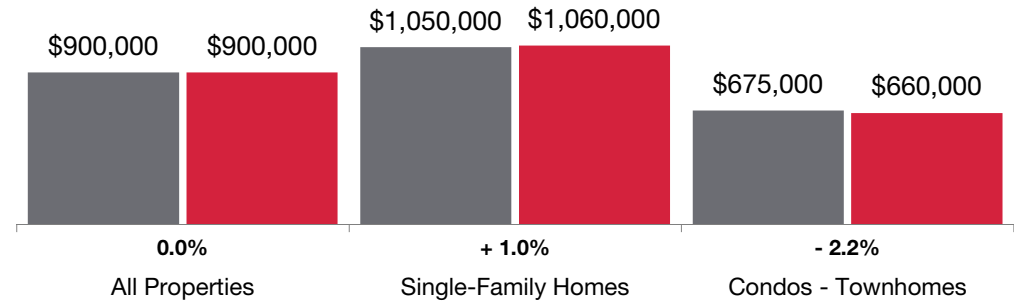
By Square Feet

■ 05-2025 ■ 05-2026



By Property Type

■ 05-2025 ■ 05-2026



| By Square Feet | All Properties | | |
|---------------------------|------------------|------------------|-------------|
| | 05-2025 | 05-2026 | Change |
| 1,500 Sq Ft and Below | \$710,000 | \$699,999 | -1.4% |
| 1,501 to 2,000 Sq Ft | \$950,000 | \$932,000 | -1.9% |
| 2,001 to 3,000 Sq Ft | \$1,275,000 | \$1,260,000 | -1.2% |
| 3,001 to 4,000 Sq Ft | \$1,862,500 | \$1,800,000 | -3.4% |
| 4,001 to 6,000 Sq Ft | \$2,950,000 | \$2,925,000 | -0.8% |
| 6,001 Sq Ft and Above | \$5,577,000 | \$6,075,000 | +8.9% |
| All Square Footage | \$900,000 | \$900,000 | 0.0% |

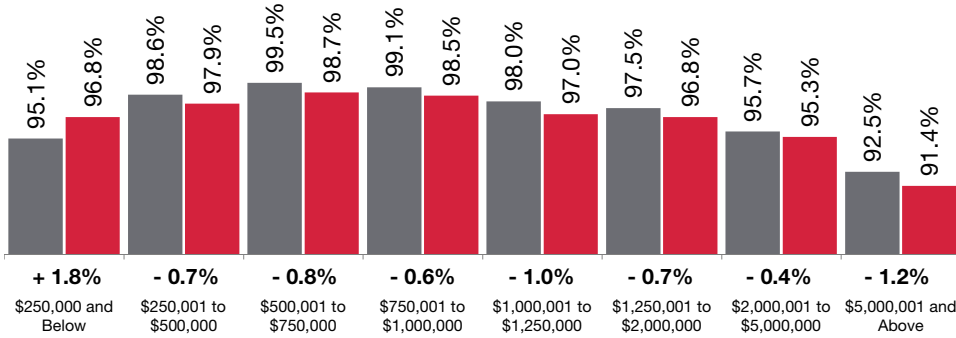
| | Single-Family Homes | | | Condos - Townhomes | | |
|--|---------------------|--------------------|--------------|--------------------|------------------|--------------|
| | 05-2025 | 05-2026 | Change | 05-2025 | 05-2026 | Change |
| | \$799,900 | \$800,000 | +0.0% | \$611,000 | \$599,000 | -2.0% |
| | \$960,000 | \$950,000 | -1.0% | \$900,000 | \$878,250 | -2.4% |
| | \$1,250,000 | \$1,250,000 | 0.0% | \$1,575,000 | \$1,490,000 | -5.4% |
| | \$1,850,000 | \$1,799,450 | -2.7% | \$2,375,000 | \$2,424,500 | +2.1% |
| | \$2,950,000 | \$2,913,084 | -1.3% | \$3,618,010 | \$3,467,000 | -4.2% |
| | \$5,621,162 | \$6,050,000 | +7.6% | \$1,440,550 | \$6,750,000 | +368.6% |
| | \$1,050,000 | \$1,060,000 | +1.0% | \$675,000 | \$660,000 | -2.2% |

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.**

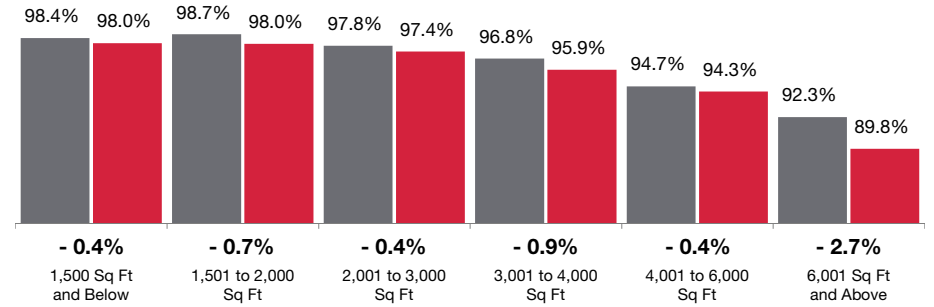
By Price Range

■ 05-2025 ■ 05-2026



By Square Feet

■ 05-2025 ■ 05-2026



All Properties

| By Price Range | 05-2025 | 05-2026 | Change |
|----------------------------|--------------|--------------|---------------|
| \$250,000 and Below | 95.1% | 96.8% | + 1.8% |
| \$250,001 to \$500,000 | 98.6% | 97.9% | - 0.7% |
| \$500,001 to \$750,000 | 99.5% | 98.7% | - 0.8% |
| \$750,001 to \$1,000,000 | 99.1% | 98.5% | - 0.6% |
| \$1,000,001 to \$1,250,000 | 98.0% | 97.0% | - 1.0% |
| \$1,250,001 to \$2,000,000 | 97.5% | 96.8% | - 0.7% |
| \$2,000,001 to \$5,000,000 | 95.7% | 95.3% | - 0.4% |
| \$5,000,001 and Above | 92.5% | 91.4% | - 1.2% |
| All Price Ranges | 98.3% | 97.6% | - 0.7% |

Single-Family Homes

| 05-2025 | 05-2026 | Change |
|--------------|--------------|---------------|
| 92.4% | 93.3% | + 1.0% |
| 99.7% | 98.2% | - 1.5% |
| 100.5% | 100.3% | - 0.2% |
| 99.5% | 98.9% | - 0.6% |
| 98.1% | 97.3% | - 0.8% |
| 97.7% | 97.0% | - 0.7% |
| 95.8% | 95.4% | - 0.4% |
| 92.4% | 91.4% | - 1.1% |
| 98.4% | 97.7% | - 0.7% |

Condos - Townhomes

| 05-2025 | 05-2026 | Change |
|--------------|--------------|---------------|
| 98.2% | 98.8% | + 0.6% |
| 98.4% | 97.8% | - 0.6% |
| 98.9% | 97.9% | - 1.0% |
| 98.2% | 97.3% | - 0.9% |
| 97.6% | 95.8% | - 1.8% |
| 96.7% | 95.9% | - 0.8% |
| 94.6% | 94.6% | 0.0% |
| 96.6% | 92.0% | - 4.8% |
| 98.2% | 97.3% | - 0.9% |

By Square Feet

| 05-2025 | 05-2026 | Change |
|--------------|--------------|---------------|
| 98.4% | 98.0% | - 0.4% |
| 98.7% | 98.0% | - 0.7% |
| 97.8% | 97.4% | - 0.4% |
| 96.8% | 95.9% | - 0.9% |
| 94.7% | 94.3% | - 0.4% |
| 92.3% | 89.8% | - 2.7% |
| 98.3% | 97.6% | - 0.7% |

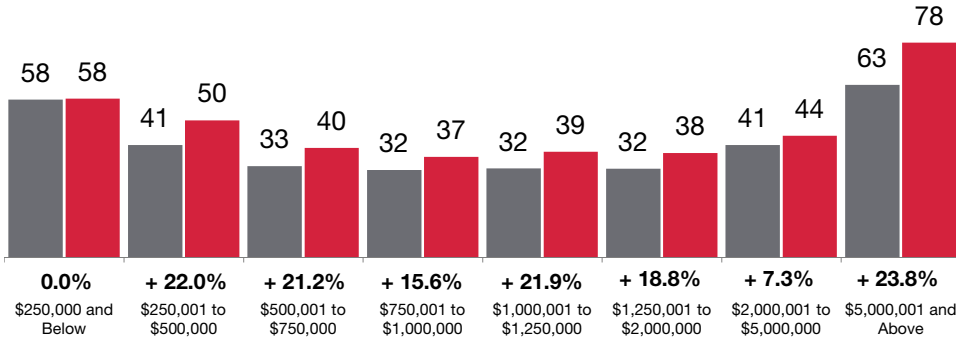
| 05-2025 | 05-2026 | Change |
|--------------|--------------|---------------|
| 99.6% | 98.9% | - 0.7% |
| 98.9% | 98.3% | - 0.6% |
| 97.9% | 97.4% | - 0.5% |
| 96.9% | 96.0% | - 0.9% |
| 94.7% | 94.3% | - 0.4% |
| 92.3% | 89.8% | - 2.7% |
| 98.4% | 97.7% | - 0.7% |

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.

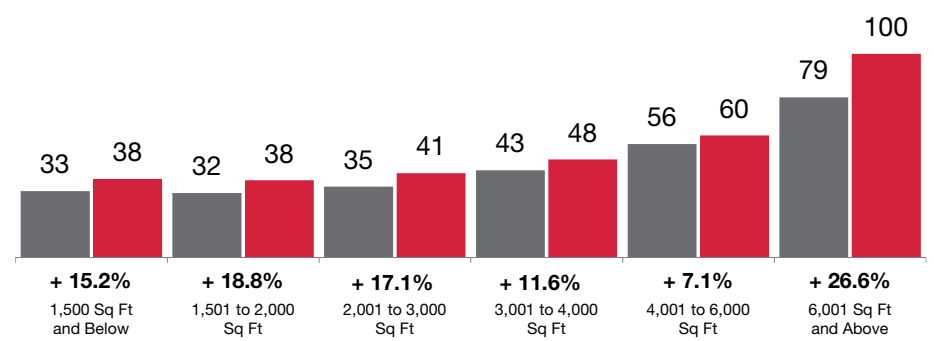
By Price Range

■ 05-2025 ■ 05-2026



By Square Feet

■ 05-2025 ■ 05-2026



All Properties

| By Price Range | 05-2025 | 05-2026 | Change |
|----------------------------|-----------|-----------|----------------|
| \$250,000 and Below | 58 | 58 | 0.0% |
| \$250,001 to \$500,000 | 41 | 50 | + 22.0% |
| \$500,001 to \$750,000 | 33 | 40 | + 21.2% |
| \$750,001 to \$1,000,000 | 32 | 37 | + 15.6% |
| \$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 | 41 | 44 | + 7.3% |
| \$5,000,001 and Above | 63 | 78 | + 23.8% |
| All Price Ranges | 34 | 40 | + 17.6% |

Single-Family Homes

| 05-2025 | 05-2026 | Change | 05-2025 | 05-2026 | Change |
|-----------|-----------|----------------|-----------|-----------|----------------|
| 57 | 56 | - 1.8% | 58 | 60 | + 3.4% |
| 48 | 59 | + 22.9% | 40 | 49 | + 22.5% |
| 31 | 37 | + 19.4% | 34 | 42 | + 23.5% |
| 30 | 35 | + 16.7% | 36 | 40 | + 11.1% |
| 32 | 38 | + 18.8% | 34 | 42 | + 23.5% |
| 32 | 37 | + 15.6% | 35 | 44 | + 25.7% |
| 40 | 43 | + 7.5% | 49 | 52 | + 6.1% |
| 64 | 79 | + 23.4% | 12 | 71 | + 491.7% |
| 33 | 39 | + 18.2% | 37 | 44 | + 18.9% |

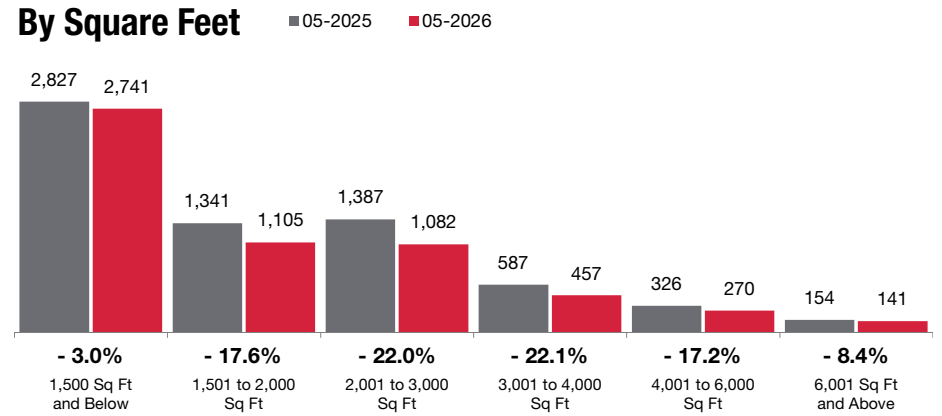
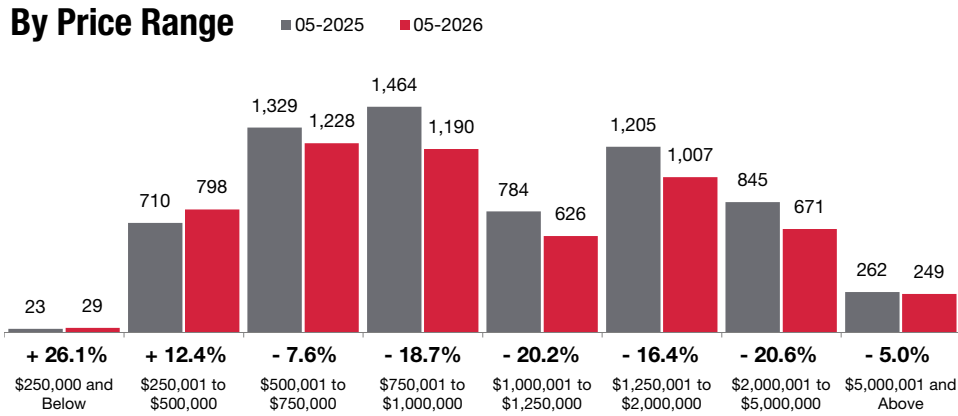
Condos - Townhomes

| By Square Feet | 05-2025 | 05-2026 | Change |
|---------------------------|-----------|-----------|----------------|
| 1,500 Sq Ft and Below | 33 | 38 | + 15.2% |
| 1,501 to 2,000 Sq Ft | 32 | 38 | + 18.8% |
| 2,001 to 3,000 Sq Ft | 35 | 41 | + 17.1% |
| 3,001 to 4,000 Sq Ft | 43 | 48 | + 11.6% |
| 4,001 to 6,000 Sq Ft | 56 | 60 | + 7.1% |
| 6,001 Sq Ft and Above | 79 | 100 | + 26.6% |
| All Square Footage | 34 | 40 | + 17.6% |

| 05-2025 | 05-2026 | Change | 05-2025 | 05-2026 | Change |
|-----------|-----------|----------------|-----------|-----------|----------------|
| 29 | 32 | + 10.3% | 36 | 43 | + 19.4% |
| 29 | 34 | + 17.2% | 39 | 47 | + 20.5% |
| 34 | 41 | + 20.6% | 40 | 48 | + 20.0% |
| 42 | 48 | + 14.3% | 71 | 45 | - 36.6% |
| 56 | 60 | + 7.1% | 59 | 59 | 0.0% |
| 78 | 100 | + 28.2% | 85 | 154 | + 81.2% |
| 33 | 39 | + 18.2% | 37 | 44 | + 18.9% |

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 | 05-2025 | 05-2026 | Change |
|----------------------------|--------------|--------------|----------------|
| \$250,000 and Below | 23 | 29 | + 26.1% |
| \$250,001 to \$500,000 | 710 | 798 | + 12.4% |
| \$500,001 to \$750,000 | 1,329 | 1,228 | - 7.6% |
| \$750,001 to \$1,000,000 | 1,464 | 1,190 | - 18.7% |
| \$1,000,001 to \$1,250,000 | 784 | 626 | - 20.2% |
| \$1,250,001 to \$2,000,000 | 1,205 | 1,007 | - 16.4% |
| \$2,000,001 to \$5,000,000 | 845 | 671 | - 20.6% |
| \$5,000,001 and Above | 262 | 249 | - 5.0% |
| All Price Ranges | 6,622 | 5,798 | - 12.4% |

Single-Family Homes

| 05-2025 | 05-2026 | Change | 05-2025 | 05-2026 | Change |
|--------------|--------------|----------------|--------------|--------------|---------------|
| 9 | 7 | - 22.2% | 14 | 22 | + 57.1% |
| 67 | 57 | - 14.9% | 643 | 741 | + 15.2% |
| 351 | 232 | - 33.9% | 978 | 996 | + 1.8% |
| 985 | 697 | - 29.2% | 479 | 493 | + 2.9% |
| 621 | 451 | - 27.4% | 163 | 175 | + 7.4% |
| 960 | 763 | - 20.5% | 245 | 244 | - 0.4% |
| 702 | 532 | - 24.2% | 143 | 139 | - 2.8% |
| 253 | 235 | - 7.1% | 9 | 14 | + 55.6% |
| 3,948 | 2,974 | - 24.7% | 2,674 | 2,824 | + 5.6% |

By Square Feet

| 05-2025 | 05-2026 | Change |
|--------------|--------------|----------------|
| 2,827 | 2,741 | - 3.0% |
| 1,341 | 1,105 | - 17.6% |
| 1,387 | 1,082 | - 22.0% |
| 587 | 457 | - 22.1% |
| 326 | 270 | - 17.2% |
| 154 | 141 | - 8.4% |
| 6,622 | 5,798 | - 12.4% |

Condos - Townhomes

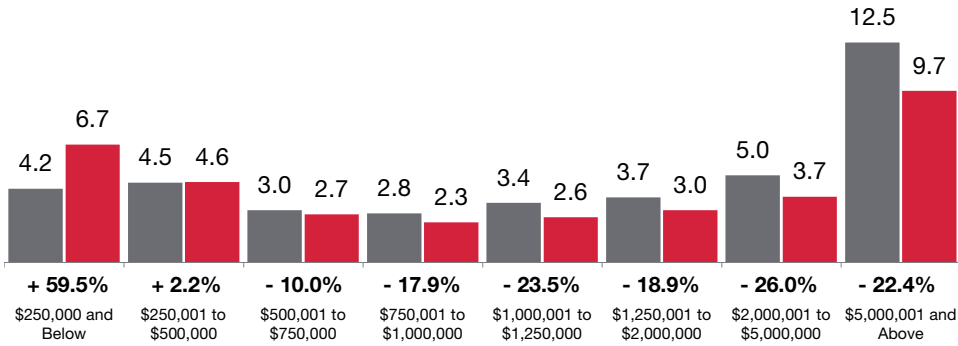
| 05-2025 | 05-2026 | Change | 05-2025 | 05-2026 | Change |
|--------------|--------------|----------------|--------------|--------------|---------------|
| 845 | 614 | - 27.3% | 1,982 | 2,127 | + 7.3% |
| 842 | 598 | - 29.0% | 499 | 507 | + 1.6% |
| 1,224 | 920 | - 24.8% | 163 | 162 | - 0.6% |
| 565 | 444 | - 21.4% | 22 | 13 | - 40.9% |
| 320 | 257 | - 19.7% | 6 | 13 | + 116.7% |
| 152 | 139 | - 8.6% | 2 | 2 | 0.0% |
| 3,948 | 2,974 | - 24.7% | 2,674 | 2,824 | + 5.6% |

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.

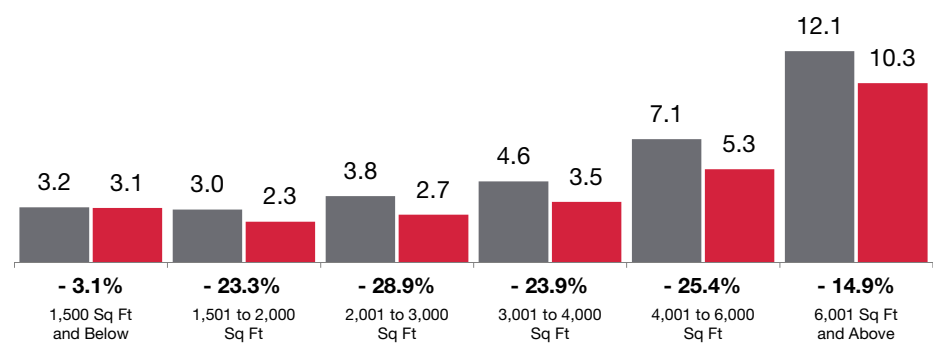
By Price Range

■ 05-2025 ■ 05-2026



By Square Feet

■ 05-2025 ■ 05-2026



All Properties

| By Price Range | 05-2025 | 05-2026 | Change |
|----------------------------|------------|------------|----------------|
| \$250,000 and Below | 4.2 | 6.7 | + 59.5% |
| \$250,001 to \$500,000 | 4.5 | 4.6 | + 2.2% |
| \$500,001 to \$750,000 | 3.0 | 2.7 | - 10.0% |
| \$750,001 to \$1,000,000 | 2.8 | 2.3 | - 17.9% |
| \$1,000,001 to \$1,250,000 | 3.4 | 2.6 | - 23.5% |
| \$1,250,001 to \$2,000,000 | 3.7 | 3.0 | - 18.9% |
| \$2,000,001 to \$5,000,000 | 5.0 | 3.7 | - 26.0% |
| \$5,000,001 and Above | 12.5 | 9.7 | - 22.4% |
| All Price Ranges | 3.5 | 3.0 | - 14.3% |

Single-Family Homes

| 05-2025 | 05-2026 | Change | 05-2025 | 05-2026 | Change |
|------------|------------|----------------|------------|------------|-------------|
| 3.2 | 4.0 | + 25.0% | 4.8 | 6.9 | + 43.8% |
| 4.1 | 3.5 | - 14.6% | 4.6 | 4.7 | + 2.2% |
| 2.0 | 1.4 | - 30.0% | 3.6 | 3.5 | - 2.8% |
| 2.5 | 1.8 | - 28.0% | 3.5 | 3.9 | + 11.4% |
| 3.3 | 2.3 | - 30.3% | 3.7 | 3.8 | + 2.7% |
| 3.5 | 2.7 | - 22.9% | 4.8 | 4.4 | - 8.3% |
| 4.8 | 3.4 | - 29.2% | 6.2 | 5.7 | - 8.1% |
| 12.4 | 9.5 | - 23.4% | 6.8 | 10.2 | + 50.0% |
| 3.2 | 2.4 | - 25.0% | 4.0 | 4.0 | 0.0% |

Condos - Townhomes

| By Square Feet | 05-2025 | 05-2026 | Change |
|---------------------------|------------|------------|----------------|
| 1,500 Sq Ft and Below | 3.2 | 3.1 | - 3.1% |
| 1,501 to 2,000 Sq Ft | 3.0 | 2.3 | - 23.3% |
| 2,001 to 3,000 Sq Ft | 3.8 | 2.7 | - 28.9% |
| 3,001 to 4,000 Sq Ft | 4.6 | 3.5 | - 23.9% |
| 4,001 to 6,000 Sq Ft | 7.1 | 5.3 | - 25.4% |
| 6,001 Sq Ft and Above | 12.1 | 10.3 | - 14.9% |
| All Square Footage | 3.5 | 3.0 | - 14.3% |

| 05-2025 | 05-2026 | Change | 05-2025 | 05-2026 | Change |
|------------|------------|----------------|------------|------------|-------------|
| 2.2 | 1.7 | - 22.7% | 3.8 | 4.1 | + 7.9% |
| 2.6 | 1.8 | - 30.8% | 4.1 | 3.8 | - 7.3% |
| 3.7 | 2.6 | - 29.7% | 5.4 | 4.4 | - 18.5% |
| 4.6 | 3.5 | - 23.9% | 6.8 | 3.1 | - 54.4% |
| 7.0 | 5.1 | - 27.1% | 4.7 | 10.1 | + 114.9% |
| 12.1 | 10.2 | - 15.7% | 2.0 | 2.0 | 0.0% |
| 3.2 | 2.4 | - 25.0% | 4.0 | 4.0 | 0.0% |