Housing Supply Overview

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

August 2026

Pending home sales fell 2.2% year-over-year in July, declining to the lowest level since January 2026, according to the National Association of REALTORS®. Contract signings remain about 30% below their pre-pandemic 2019 level even as payroll employment is 5% above, pointing to sizable pent-up demand. Elevated mortgage rates and record-high home prices continued to weigh on buyer activity, with signings down across all four major U.S. regions compared to a year ago. For the 12-month period spanning September 2025 through August 2026, Pending Sales in the San Diego were up 2.3 percent overall. The price range with the largest gain in sales was the $5,000,001 and Above range, where they increased 19.9 percent.

The overall Median Sales Price was up 1.1 percent to $910,000. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 2.4 percent to $1,075,000. 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 81 days.

Market-wide, inventory levels were down 10.0 percent. However, the property type with the largest gain was the Condos - Townhomes segment, where they increased 4.6% percent. That amounts to 2.3 months supply for Single-Family homes and 4.0 months supply for Condos.

Quick Facts

+ 19.9%	+ 9.7%	+ 4.8%
Price Range With Strongest Pending Sales:	Home Size With Strongest Pending Sales:	Property Type With Strongest Pending Sales:
$5,000,001 and Above	**6,001 Sq Ft and Above**	**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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Inventory of Homes for Sale 7
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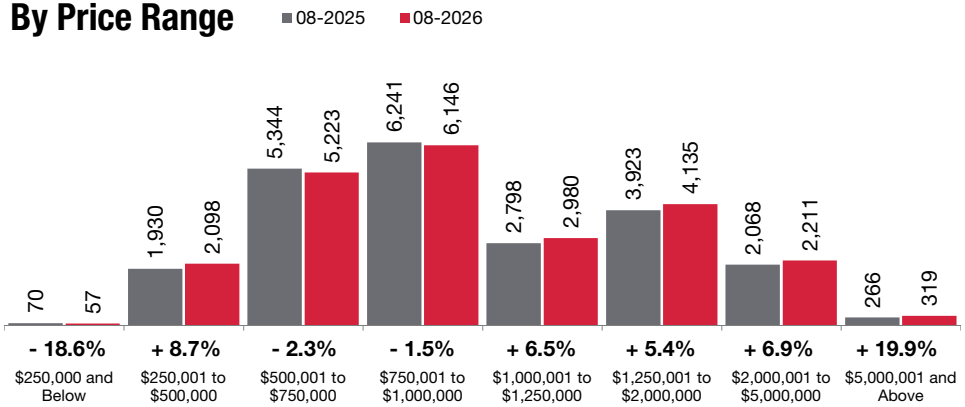
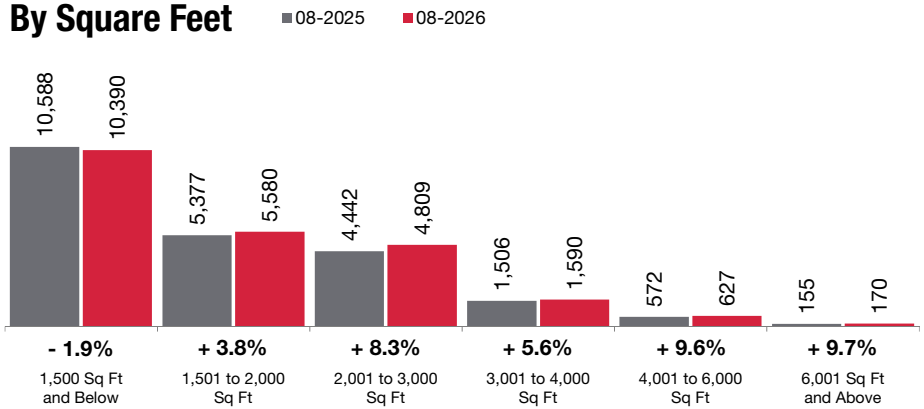
Pending Sales

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

By Price Range



By Square Feet



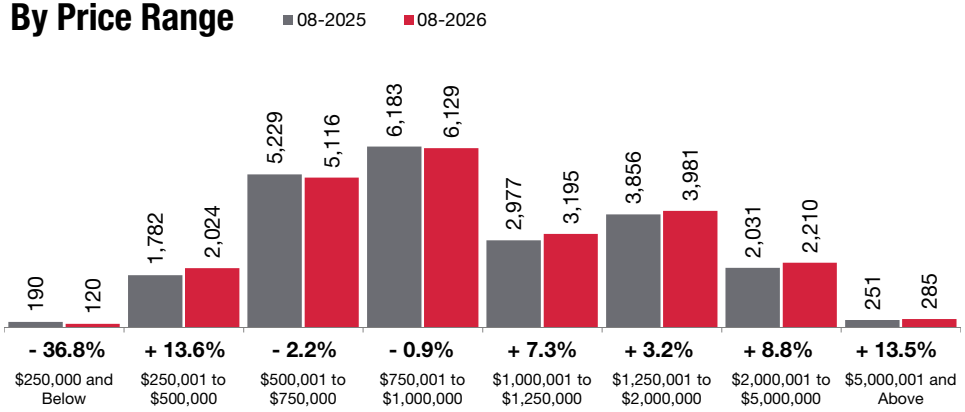
	All Properties			Single-Family Homes			Condos - Townhomes		
By Price Range	**08-2025**	**08-2026**	**Change**	**08-2025**	**08-2026**	**Change**	**08-2025**	**08-2026**	**Change**
$250,000 and Below	70	57	- 18.6%	32	15	- 53.1%	38	42	+ 10.5%
$250,001 to $500,000	1,930	2,098	+ 8.7%	212	190	- 10.4%	1,718	1,908	+ 11.1%
$500,001 to $750,000	5,344	5,223	- 2.3%	2,078	1,836	- 11.6%	3,266	3,387	+ 3.7%
$750,001 to $1,000,000	6,241	6,146	- 1.5%	4,673	4,612	- 1.3%	1,568	1,534	- 2.2%
$1,000,001 to $1,250,000	2,798	2,980	+ 6.5%	2,291	2,408	+ 5.1%	507	572	+ 12.8%
$1,250,001 to $2,000,000	3,923	4,135	+ 5.4%	3,296	3,476	+ 5.5%	627	659	+ 5.1%
$2,000,001 to $5,000,000	2,068	2,211	+ 6.9%	1,780	1,917	+ 7.7%	288	294	+ 2.1%
$5,000,001 and Above	266	319	+ 19.9%	255	309	+ 21.2%	11	10	- 9.1%
All Price Ranges	**22,640**	**23,169**	**+ 2.3%**	**14,617**	**14,763**	**+ 1.0%**	**8,023**	**8,406**	**+ 4.8%**

By Square Feet	**08-2025**	**08-2026**	**Change**	**08-2025**	**08-2026**	**Change**	**08-2025**	**08-2026**	**Change**
1,500 Sq Ft and Below	10,588	10,390	- 1.9%	4,419	4,161	- 5.8%	6,169	6,229	+ 1.0%
1,501 to 2,000 Sq Ft	5,377	5,580	+ 3.8%	3,936	3,904	- 0.8%	1,441	1,676	+ 16.3%
2,001 to 3,000 Sq Ft	4,442	4,809	+ 8.3%	4,071	4,364	+ 7.2%	371	445	+ 19.9%
3,001 to 4,000 Sq Ft	1,506	1,590	+ 5.6%	1,474	1,546	+ 4.9%	32	44	+ 37.5%
4,001 to 6,000 Sq Ft	572	627	+ 9.6%	564	615	+ 9.0%	8	12	+ 50.0%
6,001 Sq Ft and Above	155	170	+ 9.7%	153	170	+ 11.1%	2	0	- 100.0%
All Square Footage	**22,640**	**23,169**	**+ 2.3%**	**14,617**	**14,763**	**+ 1.0%**	**8,023**	**8,406**	**+ 4.8%**

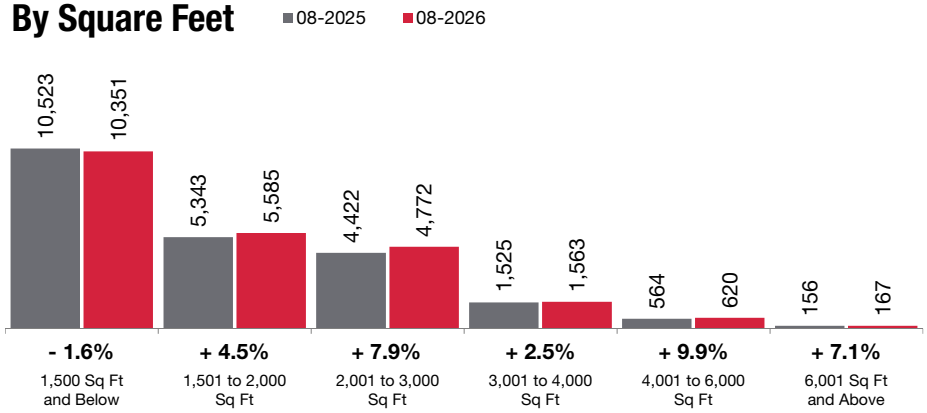
Closed Sales

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



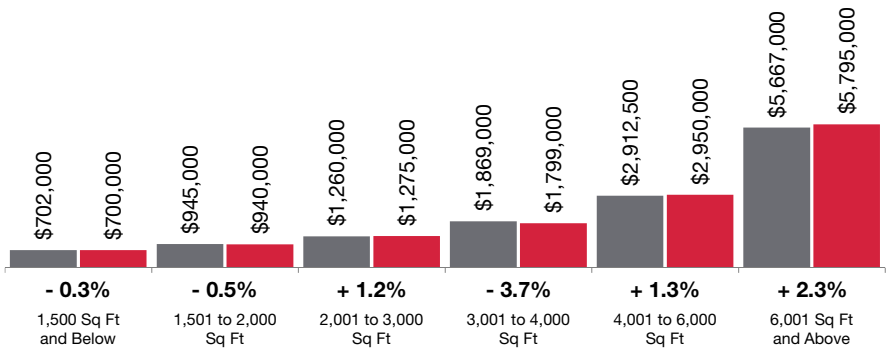
	All Properties			Single-Family Homes			Condos - Townhomes		
By Price Range	**08-2025**	**08-2026**	**Change**	**08-2025**	**08-2026**	**Change**	**08-2025**	**08-2026**	**Change**
$250,000 and Below	190	120	- 36.8%	100	38	- 62.0%	90	82	- 8.9%
$250,001 to $500,000	1,782	2,024	+ 13.6%	188	198	+ 5.3%	1,594	1,826	+ 14.6%
$500,001 to $750,000	5,229	5,116	- 2.2%	1,901	1,734	- 8.8%	3,328	3,382	+ 1.6%
$750,001 to $1,000,000	6,183	6,129	- 0.9%	4,646	4,585	- 1.3%	1,537	1,544	+ 0.5%
$1,000,001 to $1,250,000	2,977	3,195	+ 7.3%	2,441	2,620	+ 7.3%	536	575	+ 7.3%
$1,250,001 to $2,000,000	3,856	3,981	+ 3.2%	3,264	3,356	+ 2.8%	592	625	+ 5.6%
$2,000,001 to $5,000,000	2,031	2,210	+ 8.8%	1,763	1,915	+ 8.6%	268	295	+ 10.1%
$5,000,001 and Above	251	285	+ 13.5%	244	278	+ 13.9%	7	7	0.0%
All Price Ranges	**22,499**	**23,060**	**+ 2.5%**	**14,547**	**14,724**	**+ 1.2%**	**7,952**	**8,336**	**+ 4.8%**

By Square Feet	**08-2025**	**08-2026**	**Change**	**08-2025**	**08-2026**	**Change**	**08-2025**	**08-2026**	**Change**
1,500 Sq Ft and Below	10,523	10,351	- 1.6%	4,407	4,148	- 5.9%	6,116	6,203	+ 1.4%
1,501 to 2,000 Sq Ft	5,343	5,585	+ 4.5%	3,907	3,948	+ 1.0%	1,436	1,637	+ 14.0%
2,001 to 3,000 Sq Ft	4,422	4,772	+ 7.9%	4,031	4,332	+ 7.5%	357	440	+ 23.2%
3,001 to 4,000 Sq Ft	1,525	1,563	+ 2.5%	1,492	1,518	+ 1.7%	33	45	+ 36.4%
4,001 to 6,000 Sq Ft	564	620	+ 9.9%	556	608	+ 9.4%	8	11	+ 37.5%
6,001 Sq Ft and Above	156	167	+ 7.1%	154	167	+ 8.4%	2	0	- 100.0%
All Square Footage	**22,499**	**23,060**	**+ 2.5%**	**14,547**	**14,724**	**+ 1.2%**	**7,952**	**8,336**	**+ 4.8%**

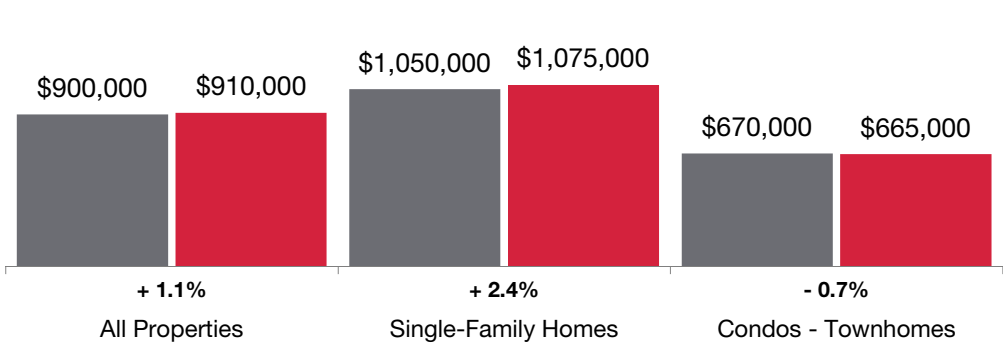
Median Sales Price

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

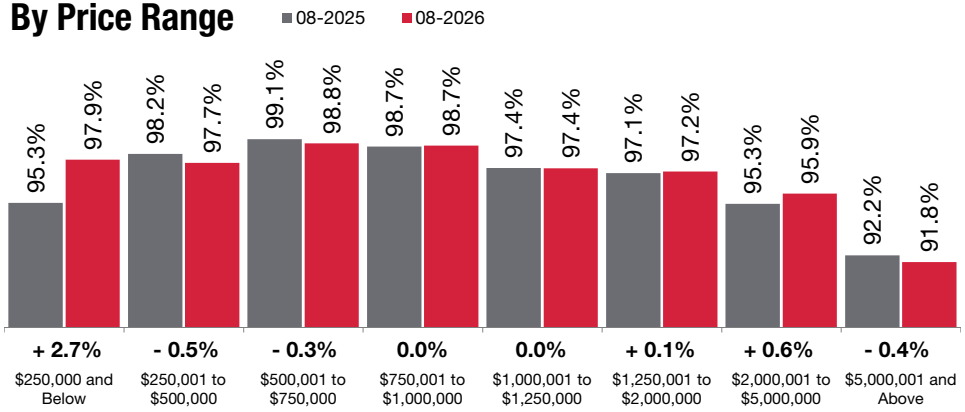


	All Properties			Single-Family Homes			Condos - Townhomes		
By Square Feet	**08-2025**	**08-2026**	**Change**	**08-2025**	**08-2026**	**Change**	**08-2025**	**08-2026**	**Change**
1,500 Sq Ft and Below	$702,000	$700,000	- 0.3%	$800,000	$810,000	+ 1.3%	$605,000	$595,000	- 1.7%
1,501 to 2,000 Sq Ft	$945,000	$940,000	- 0.5%	$955,000	$960,000	+ 0.5%	$900,000	$871,000	- 3.2%
2,001 to 3,000 Sq Ft	$1,260,000	$1,275,000	+ 1.2%	$1,250,000	$1,255,000	+ 0.4%	$1,484,398	$1,527,500	+ 2.9%
3,001 to 4,000 Sq Ft	$1,869,000	$1,799,000	- 3.7%	$1,862,000	$1,780,000	- 4.4%	$2,325,000	$2,350,000	+ 1.1%
4,001 to 6,000 Sq Ft	$2,912,500	$2,950,000	+ 1.3%	$2,912,500	$2,950,000	+ 1.3%	$2,925,000	$3,299,000	+ 12.8%
6,001 Sq Ft and Above	$5,667,000	$5,795,000	+ 2.3%	$5,667,000	$5,795,000	+ 2.3%	$3,690,550	--	--
All Square Footage	**$900,000**	**$910,000**	**+ 1.1%**	**$1,050,000**	**$1,075,000**	**+ 2.4%**	**$670,000**	**$665,000**	**- 0.7%**

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



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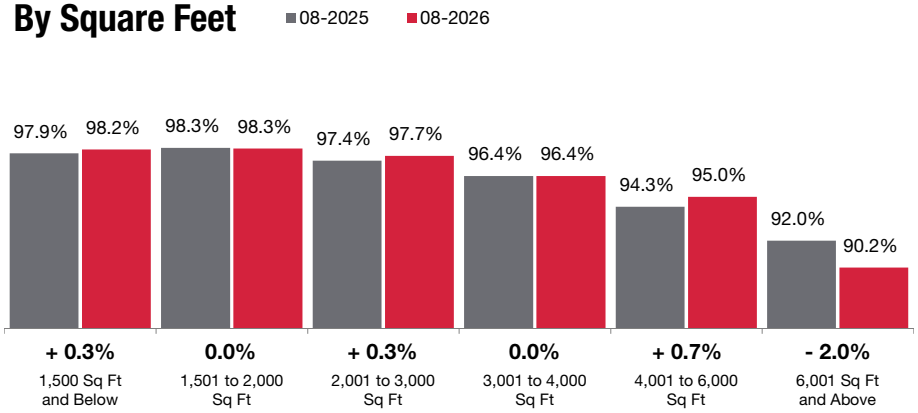


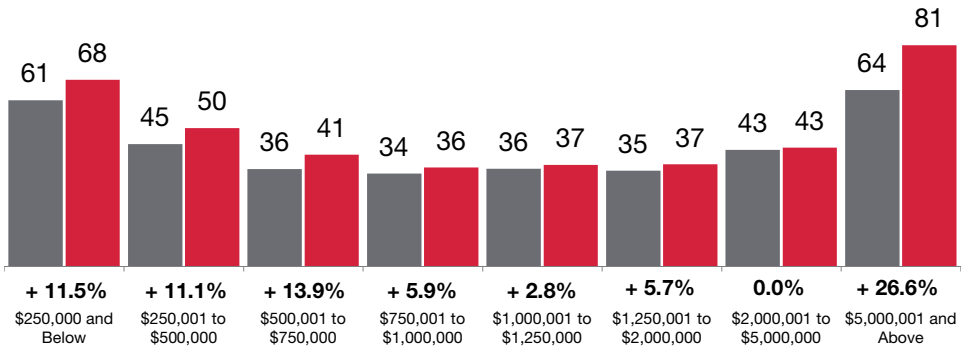
	All Properties			Single-Family Homes			Condos - Townhomes		
By Price Range	**08-2025**	**08-2026**	**Change**	**08-2025**	**08-2026**	**Change**	**08-2025**	**08-2026**	**Change**
$250,000 and Below	95.3%	97.9%	+ 2.7%	92.3%	93.3%	+ 1.1%	98.7%	99.2%	+ 0.5%
$250,001 to $500,000	98.2%	97.7%	- 0.5%	99.0%	98.9%	- 0.1%	98.1%	97.6%	- 0.5%
$500,001 to $750,000	99.1%	98.8%	- 0.3%	100.3%	100.5%	+ 0.2%	98.4%	98.0%	- 0.4%
$750,001 to $1,000,000	98.7%	98.7%	0.0%	99.0%	99.2%	+ 0.2%	97.7%	97.4%	- 0.3%
$1,000,001 to $1,250,000	97.4%	97.4%	0.0%	97.5%	97.7%	+ 0.2%	96.8%	96.2%	- 0.6%
$1,250,001 to $2,000,000	97.1%	97.2%	+ 0.1%	97.2%	97.4%	+ 0.2%	96.6%	95.9%	- 0.7%
$2,000,001 to $5,000,000	95.3%	95.9%	+ 0.6%	95.4%	96.0%	+ 0.6%	94.7%	95.1%	+ 0.4%
$5,000,001 and Above	92.2%	91.8%	- 0.4%	92.1%	91.8%	- 0.3%	95.3%	92.0%	- 3.5%
All Price Ranges	**97.9%**	**97.8%**	**- 0.1%**	**97.9%**	**98.1%**	**+ 0.2%**	**97.8%**	**97.4%**	**- 0.4%**

By Square Feet	**08-2025**	**08-2026**	**Change**	**08-2025**	**08-2026**	**Change**	**08-2025**	**08-2026**	**Change**
1,500 Sq Ft and Below	97.9%	98.2%	+ 0.3%	99.0%	99.2%	+ 0.2%	97.9%	97.5%	- 0.4%
1,501 to 2,000 Sq Ft	98.3%	98.3%	0.0%	98.5%	98.7%	+ 0.2%	97.7%	97.3%	- 0.4%
2,001 to 3,000 Sq Ft	97.4%	97.7%	+ 0.3%	97.4%	97.9%	+ 0.5%	97.3%	96.4%	- 0.9%
3,001 to 4,000 Sq Ft	96.4%	96.4%	0.0%	96.4%	96.5%	+ 0.1%	94.0%	94.2%	+ 0.2%
4,001 to 6,000 Sq Ft	94.3%	95.0%	+ 0.7%	94.3%	95.0%	+ 0.7%	90.6%	94.0%	+ 3.8%
6,001 Sq Ft and Above	92.0%	90.2%	- 2.0%	92.0%	90.2%	- 2.0%	93.4%	--	--
All Square Footage	**97.9%**	**97.8%**	**- 0.1%**	**97.9%**	**98.1%**	**+ 0.2%**	**97.8%**	**97.4%**	**- 0.4%**

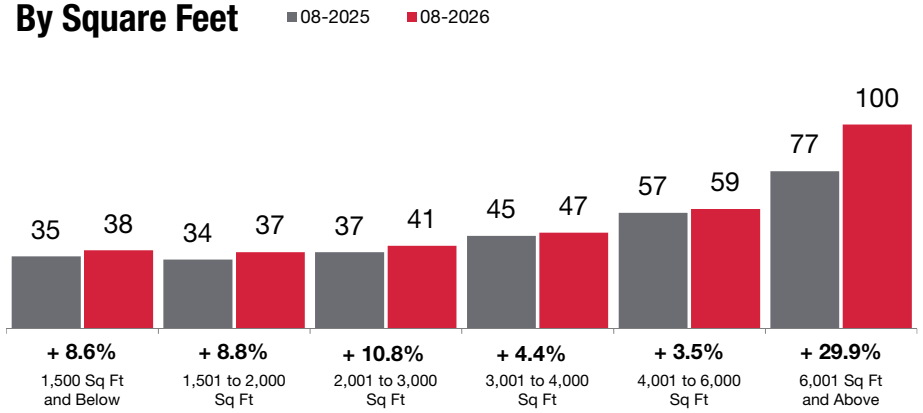
Days on Market Until Sale

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



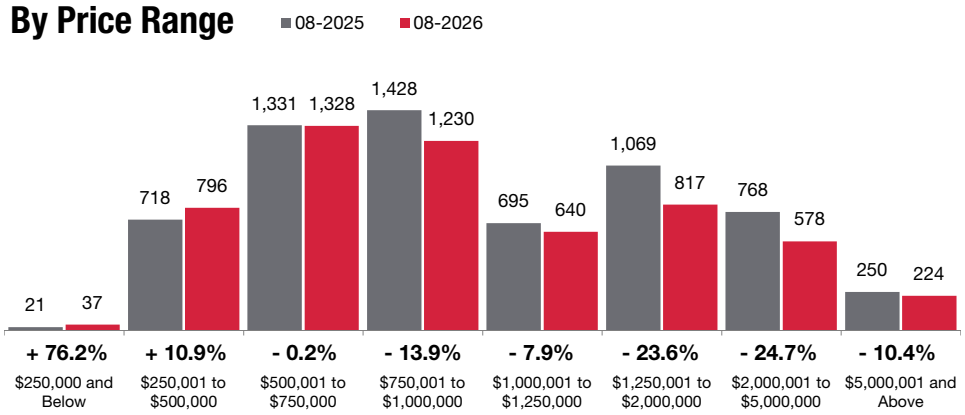
	All Properties			Single-Family Homes			Condos - Townhomes		
By Price Range	**08-2025**	**08-2026**	**Change**	**08-2025**	**08-2026**	**Change**	**08-2025**	**08-2026**	**Change**
$250,000 and Below	61	68	+ 11.5%	54	84	+ 55.6%	68	61	- 10.3%
$250,001 to $500,000	45	50	+ 11.1%	54	60	+ 11.1%	44	49	+ 11.4%
$500,001 to $750,000	36	41	+ 13.9%	33	38	+ 15.2%	37	42	+ 13.5%
$750,001 to $1,000,000	34	36	+ 5.9%	32	35	+ 9.4%	38	40	+ 5.3%
$1,000,001 to $1,250,000	36	37	+ 2.8%	35	36	+ 2.9%	38	41	+ 7.9%
$1,250,001 to $2,000,000	35	37	+ 5.7%	35	36	+ 2.9%	36	46	+ 27.8%
$2,000,001 to $5,000,000	43	43	0.0%	41	42	+ 2.4%	50	53	+ 6.0%
$5,000,001 and Above	64	81	+ 26.6%	65	81	+ 24.6%	48	83	+ 72.9%
All Price Ranges	**37**	**40**	**+ 8.1%**	**36**	**38**	**+ 5.6%**	**39**	**44**	**+ 12.8%**

By Square Feet	**08-2025**	**08-2026**	**Change**	**08-2025**	**08-2026**	**Change**	**08-2025**	**08-2026**	**Change**
1,500 Sq Ft and Below	35	38	+ 8.6%	31	31	0.0%	39	43	+ 10.3%
1,501 to 2,000 Sq Ft	34	37	+ 8.8%	31	33	+ 6.5%	41	47	+ 14.6%
2,001 to 3,000 Sq Ft	37	41	+ 10.8%	37	40	+ 8.1%	41	50	+ 22.0%
3,001 to 4,000 Sq Ft	45	47	+ 4.4%	45	47	+ 4.4%	63	46	- 27.0%
4,001 to 6,000 Sq Ft	57	59	+ 3.5%	57	59	+ 3.5%	69	58	- 15.9%
6,001 Sq Ft and Above	77	100	+ 29.9%	77	100	+ 29.9%	91	--	--
All Square Footage	**37**	**40**	**+ 8.1%**	**36**	**38**	**+ 5.6%**	**39**	**44**	**+ 12.8%**

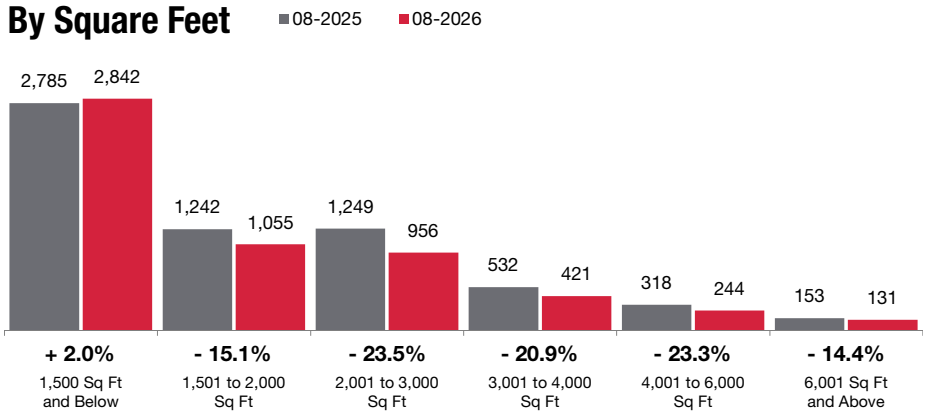
Inventory of Homes for Sale

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



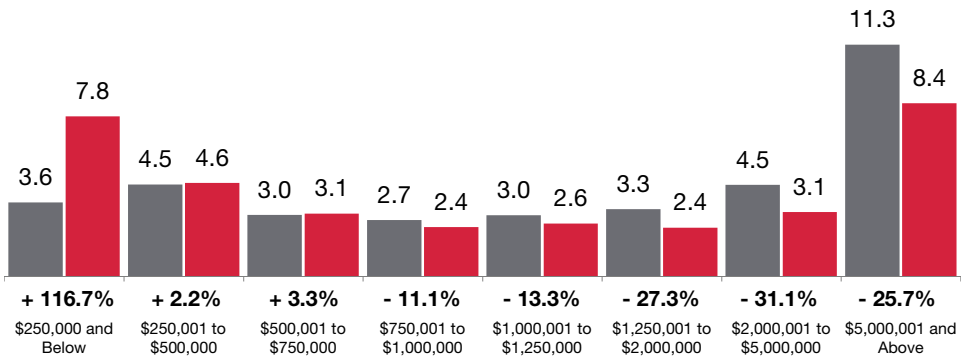
	All Properties			Single-Family Homes			Condos - Townhomes		
By Price Range	**08-2025**	**08-2026**	**Change**	**08-2025**	**08-2026**	**Change**	**08-2025**	**08-2026**	**Change**
$250,000 and Below	21	37	+ 76.2%	6	10	+ 66.7%	15	27	+ 80.0%
$250,001 to $500,000	718	796	+ 10.9%	59	44	- 25.4%	659	752	+ 14.1%
$500,001 to $750,000	1,331	1,328	- 0.2%	345	298	- 13.6%	986	1,030	+ 4.5%
$750,001 to $1,000,000	1,428	1,230	- 13.9%	975	775	- 20.5%	453	455	+ 0.4%
$1,000,001 to $1,250,000	695	640	- 7.9%	538	472	- 12.3%	157	168	+ 7.0%
$1,250,001 to $2,000,000	1,069	817	- 23.6%	846	615	- 27.3%	223	202	- 9.4%
$2,000,001 to $5,000,000	768	578	- 24.7%	628	460	- 26.8%	140	118	- 15.7%
$5,000,001 and Above	250	224	- 10.4%	238	209	- 12.2%	12	15	+ 25.0%
All Price Ranges	**6,280**	**5,650**	**- 10.0%**	**3,635**	**2,883**	**- 20.7%**	**2,645**	**2,767**	**+ 4.6%**

By Square Feet	**08-2025**	**08-2026**	**Change**	**08-2025**	**08-2026**	**Change**	**08-2025**	**08-2026**	**Change**
1,500 Sq Ft and Below	2,785	2,842	+ 2.0%	808	691	- 14.5%	1,977	2,151	+ 8.8%
1,501 to 2,000 Sq Ft	1,242	1,055	- 15.1%	769	593	- 22.9%	473	462	- 2.3%
2,001 to 3,000 Sq Ft	1,249	956	- 23.5%	1,086	825	- 24.0%	163	131	- 19.6%
3,001 to 4,000 Sq Ft	532	421	- 20.9%	512	411	- 19.7%	20	10	- 50.0%
4,001 to 6,000 Sq Ft	318	244	- 23.3%	307	233	- 24.1%	11	11	0.0%
6,001 Sq Ft and Above	153	131	- 14.4%	152	129	- 15.1%	1	2	+ 100.0%
All Square Footage	**6,280**	**5,650**	**- 10.0%**	**3,635**	**2,883**	**- 20.7%**	**2,645**	**2,767**	**+ 4.6%**

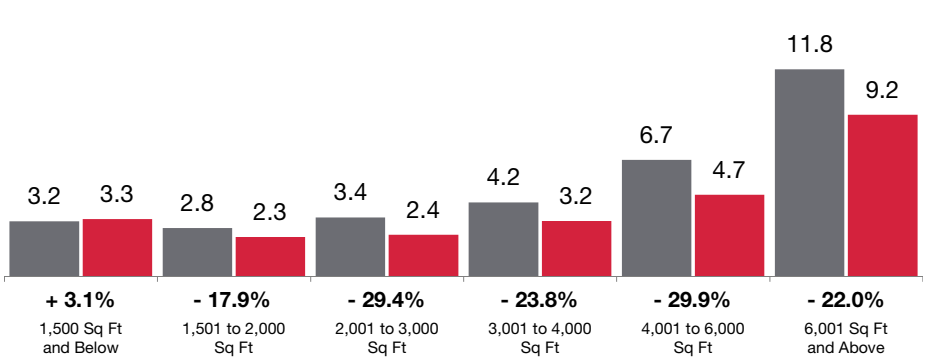
Months Supply of Inventory

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



By Square Feet



	All Properties			Single-Family Homes			Condos - Townhomes		
By Price Range	**08-2025**	**08-2026**	**Change**	**08-2025**	**08-2026**	**Change**	**08-2025**	**08-2026**	**Change**
$250,000 and Below	3.6	7.8	+ 116.7%	2.1	5.3	+ 152.4%	4.7	7.7	+ 63.8%
$250,001 to $500,000	4.5	4.6	+ 2.2%	3.3	2.8	- 15.2%	4.6	4.7	+ 2.2%
$500,001 to $750,000	3.0	3.1	+ 3.3%	2.0	1.9	- 5.0%	3.6	3.6	0.0%
$750,001 to $1,000,000	2.7	2.4	- 11.1%	2.5	2.0	- 20.0%	3.5	3.6	+ 2.9%
$1,000,001 to $1,250,000	3.0	2.6	- 13.3%	2.8	2.4	- 14.3%	3.7	3.5	- 5.4%
$1,250,001 to $2,000,000	3.3	2.4	- 27.3%	3.1	2.1	- 32.3%	4.3	3.7	- 14.0%
$2,000,001 to $5,000,000	4.5	3.1	- 31.1%	4.2	2.9	- 31.0%	5.8	4.8	- 17.2%
$5,000,001 and Above	11.3	8.4	- 25.7%	11.2	8.1	- 27.7%	8.7	10.5	+ 20.7%
All Price Ranges	**3.3**	**2.9**	**- 12.1%**	**3.0**	**2.3**	**- 23.3%**	**4.0**	**4.0**	**0.0%**

By Square Feet	**08-2025**	**08-2026**	**Change**	**08-2025**	**08-2026**	**Change**	**08-2025**	**08-2026**	**Change**
1,500 Sq Ft and Below	3.2	3.3	+ 3.1%	2.2	2.0	- 9.1%	3.8	4.1	+ 7.9%
1,501 to 2,000 Sq Ft	2.8	2.3	- 17.9%	2.3	1.8	- 21.7%	3.9	3.3	- 15.4%
2,001 to 3,000 Sq Ft	3.4	2.4	- 29.4%	3.2	2.3	- 28.1%	5.3	3.5	- 34.0%
3,001 to 4,000 Sq Ft	4.2	3.2	- 23.8%	4.2	3.2	- 23.8%	5.6	2.7	- 51.8%
4,001 to 6,000 Sq Ft	6.7	4.7	- 29.9%	6.5	4.5	- 30.8%	8.3	8.3	0.0%
6,001 Sq Ft and Above	11.8	9.2	- 22.0%	11.9	9.1	- 23.5%	1.0	--	--
All Square Footage	**3.3**	**2.9**	**- 12.1%**	**3.0**	**2.3**	**- 23.3%**	**4.0**	**4.0**	**0.0%**