

Housing Supply Overview

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

June 2026

U.S. pending home sales increased for the fourth consecutive month, rising 3.8%, according to the National Association of REALTORS®. Contract signings were up 4.8% from a year earlier. Sales advanced across all four regions month-over-month and year-over-year, reflecting continued buyer activity as consumers adjust to elevated mortgage rates. For the 12-month period spanning July 2025 through June 2026, Pending Sales in the San Diego were up 4.0 percent overall. The price range with the largest gain in sales was the \$5,000,001 and Above range, where they increased 22.4 percent.

The overall Median Sales Price was up 0.4 percent to \$903,000. The property type with the largest price gain was the Single-Family Homes segment, where prices increased 1.9 percent to \$1,070,000. 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 77 days.

Market-wide, inventory levels were down 15.3 percent. The property type with the largest gain was the Condos - Townhomes segment, where they increased 0.5% percent. That amounts to 2.4 months supply for Single-Family homes and 4.0 months supply for Condos.

Quick Facts

+ 22.4%

+ 16.7%

+ 6.0%

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

Home Size With Strongest
Pending Sales:
6,001 Sq Ft and Above

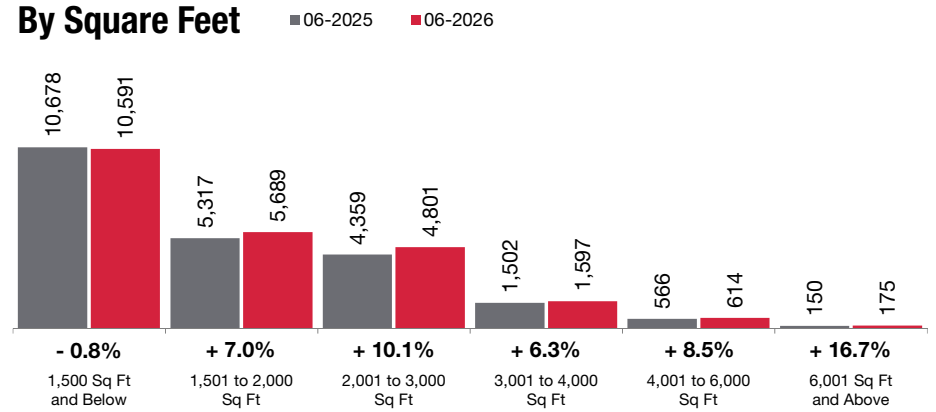
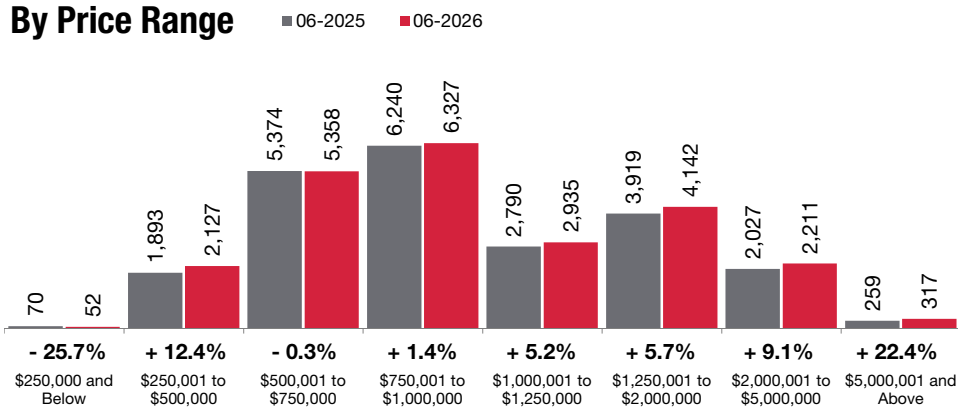
Property Type With
Strongest Pending Sales:
Condos - Townhomes

Residential real estate activity in San Diego County, comprised of single family properties, townhomes and condominiums. Percent changes are calculated using rounded figures.

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Pending Sales

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



All Properties

By Price Range	06-2025	06-2026	Change
\$250,000 and Below	70	52	- 25.7%
\$250,001 to \$500,000	1,893	2,127	+ 12.4%
\$500,001 to \$750,000	5,374	5,358	- 0.3%
\$750,001 to \$1,000,000	6,240	6,327	+ 1.4%
\$1,000,001 to \$1,250,000	2,790	2,935	+ 5.2%
\$1,250,001 to \$2,000,000	3,919	4,142	+ 5.7%
\$2,000,001 to \$5,000,000	2,027	2,211	+ 9.1%
\$5,000,001 and Above	259	317	+ 22.4%
All Price Ranges	22,572	23,469	+ 4.0%

Single-Family Homes

06-2025	06-2026	Change	06-2025	06-2026	Change
37	15	- 59.5%	33	37	+ 12.1%
204	191	- 6.4%	1,689	1,936	+ 14.6%
2,103	1,925	- 8.5%	3,271	3,433	+ 5.0%
4,631	4,773	+ 3.1%	1,609	1,554	- 3.4%
2,256	2,374	+ 5.2%	534	561	+ 5.1%
3,309	3,466	+ 4.7%	610	676	+ 10.8%
1,753	1,908	+ 8.8%	274	303	+ 10.6%
250	308	+ 23.2%	9	9	0.0%
14,543	14,960	+ 2.9%	8,029	8,509	+ 6.0%

Condos - Townhomes

By Square Feet	06-2025	06-2026	Change
1,500 Sq Ft and Below	10,678	10,591	- 0.8%
1,501 to 2,000 Sq Ft	5,317	5,689	+ 7.0%
2,001 to 3,000 Sq Ft	4,359	4,801	+ 10.1%
3,001 to 4,000 Sq Ft	1,502	1,597	+ 6.3%
4,001 to 6,000 Sq Ft	566	614	+ 8.5%
6,001 Sq Ft and Above	150	175	+ 16.7%
All Square Footage	22,572	23,469	+ 4.0%

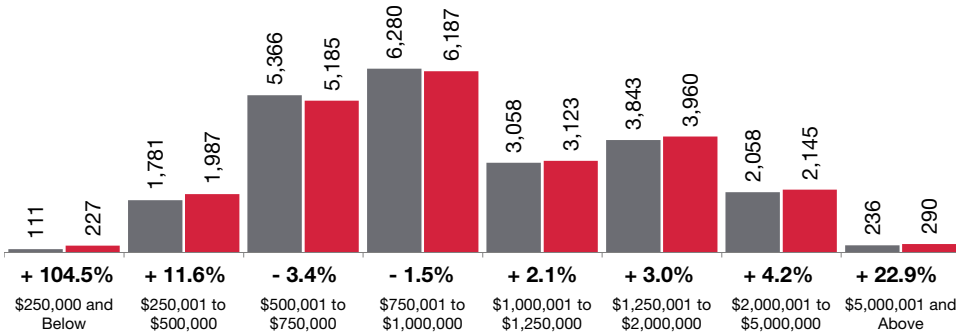
06-2025	06-2026	Change	06-2025	06-2026	Change
4,511	4,230	- 6.2%	6,167	6,361	+ 3.1%
3,858	4,057	+ 5.2%	1,459	1,632	+ 11.9%
4,000	4,339	+ 8.5%	359	462	+ 28.7%
1,467	1,554	+ 5.9%	35	43	+ 22.9%
558	604	+ 8.2%	8	10	+ 25.0%
149	174	+ 16.8%	1	1	0.0%
14,543	14,960	+ 2.9%	8,029	8,509	+ 6.0%

Closed Sales

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

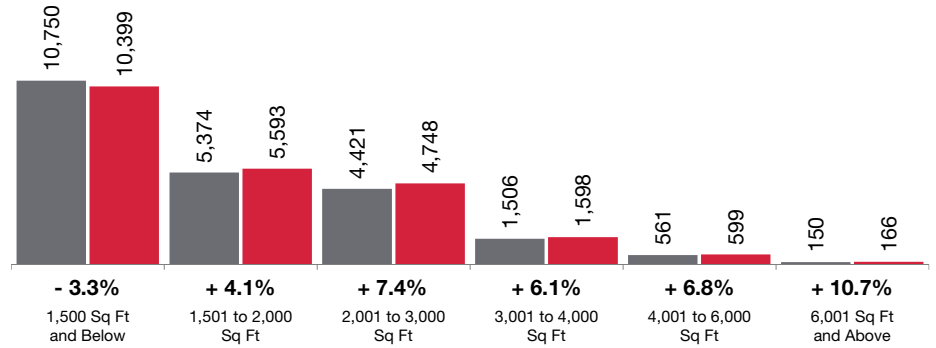
By Price Range

■ 06-2025 ■ 06-2026



By Square Feet

■ 06-2025 ■ 06-2026



All Properties

By Price Range	06-2025	06-2026	Change
\$250,000 and Below	111	227	+ 104.5%
\$250,001 to \$500,000	1,781	1,987	+ 11.6%
\$500,001 to \$750,000	5,366	5,185	- 3.4%
\$750,001 to \$1,000,000	6,280	6,187	- 1.5%
\$1,000,001 to \$1,250,000	3,058	3,123	+ 2.1%
\$1,250,001 to \$2,000,000	3,843	3,960	+ 3.0%
\$2,000,001 to \$5,000,000	2,058	2,145	+ 4.2%
\$5,000,001 and Above	236	290	+ 22.9%
All Price Ranges	22,733	23,104	+ 1.6%

Single-Family Homes

06-2025	06-2026	Change
55	113	+ 105.5%
187	201	+ 7.5%
1,987	1,787	- 10.1%
4,664	4,664	0.0%
2,473	2,578	+ 4.2%
3,265	3,330	+ 2.0%
1,783	1,865	+ 4.6%
230	281	+ 22.2%
14,644	14,819	+ 1.2%

Condos - Townhomes

06-2025	06-2026	Change
56	114	+ 103.6%
1,594	1,786	+ 12.0%
3,379	3,398	+ 0.6%
1,616	1,523	- 5.8%
585	545	- 6.8%
578	630	+ 9.0%
275	280	+ 1.8%
6	9	+ 50.0%
8,089	8,285	+ 2.4%

By Square Feet

06-2025	06-2026	Change
10,750	10,399	- 3.3%
5,374	5,593	+ 4.1%
4,421	4,748	+ 7.4%
1,506	1,598	+ 6.1%
561	599	+ 6.8%
150	166	+ 10.7%
22,733	23,104	+ 1.6%

06-2025	06-2026	Change
4,533	4,208	- 7.2%
3,893	4,001	+ 2.8%
4,042	4,306	+ 6.5%
1,475	1,550	+ 5.1%
553	587	+ 6.1%
148	165	+ 11.5%
14,644	14,819	+ 1.2%

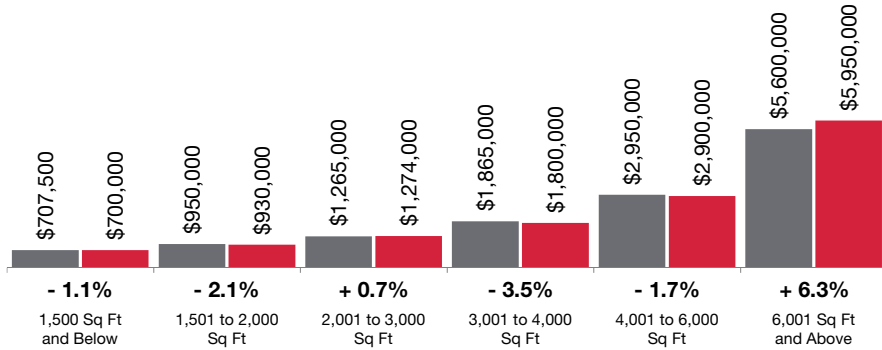
06-2025	06-2026	Change
6,217	6,191	- 0.4%
1,481	1,592	+ 7.5%
350	442	+ 26.3%
31	48	+ 54.8%
8	11	+ 37.5%
2	1	- 50.0%
8,089	8,285	+ 2.4%

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.**

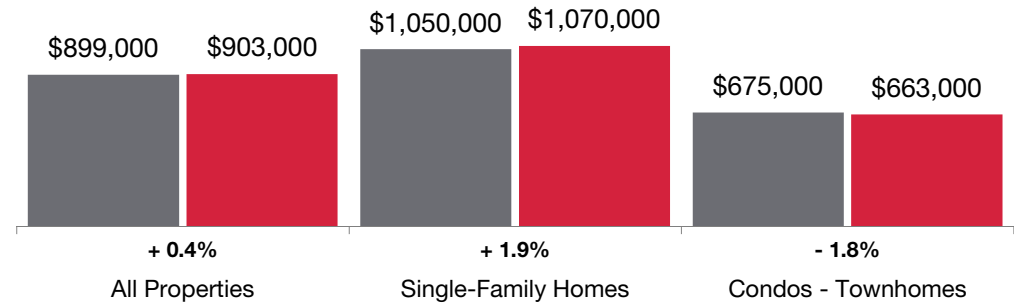
By Square Feet

■ 06-2025 ■ 06-2026



By Property Type

■ 06-2025 ■ 06-2026

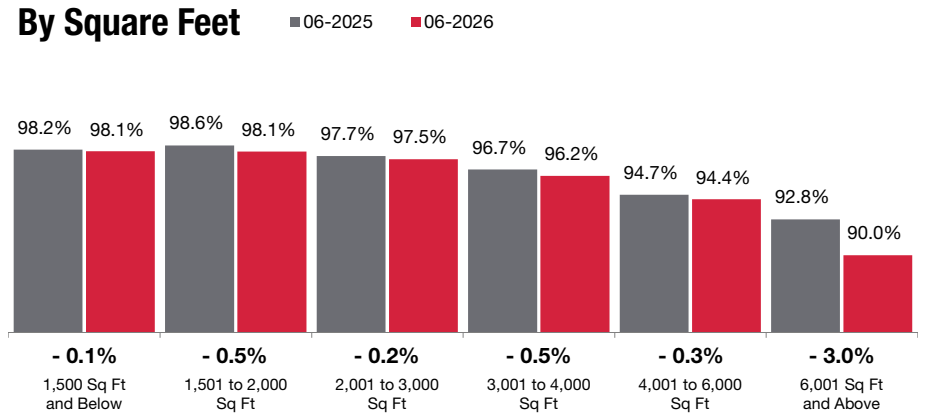
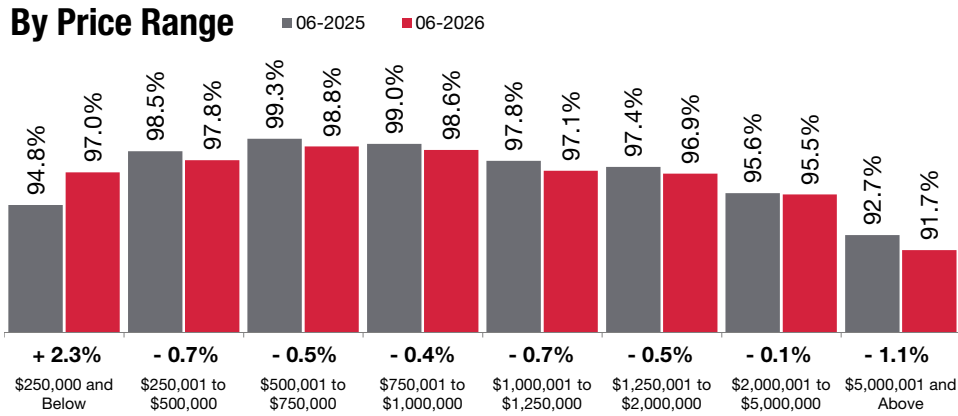


By Square Feet	All Properties		
	06-2025	06-2026	Change
1,500 Sq Ft and Below	\$707,500	\$700,000	- 1.1%
1,501 to 2,000 Sq Ft	\$950,000	\$930,000	- 2.1%
2,001 to 3,000 Sq Ft	\$1,265,000	\$1,274,000	+ 0.7%
3,001 to 4,000 Sq Ft	\$1,865,000	\$1,800,000	- 3.5%
4,001 to 6,000 Sq Ft	\$2,950,000	\$2,900,000	- 1.7%
6,001 Sq Ft and Above	\$5,600,000	\$5,950,000	+ 6.3%
All Square Footage	\$899,000	\$903,000	+ 0.4%

	Single-Family Homes			Condos - Townhomes		
	06-2025	06-2026	Change	06-2025	06-2026	Change
	\$799,000	\$805,000	+ 0.8%	\$610,000	\$595,000	- 2.5%
	\$960,000	\$950,000	- 1.0%	\$900,000	\$866,750	- 3.7%
	\$1,250,000	\$1,250,000	0.0%	\$1,550,900	\$1,450,000	- 6.5%
	\$1,860,000	\$1,800,000	- 3.2%	\$2,500,000	\$2,419,500	- 3.2%
	\$2,937,500	\$2,900,000	- 1.3%	\$3,618,010	\$3,299,000	- 8.8%
	\$5,625,000	\$5,950,000	+ 5.8%	\$1,440,550	\$6,750,000	+ 368.6%
	\$1,050,000	\$1,070,000	+ 1.9%	\$675,000	\$663,000	- 1.8%

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.**



All Properties

By Price Range	06-2025	06-2026	Change
\$250,000 and Below	94.8%	97.0%	+ 2.3%
\$250,001 to \$500,000	98.5%	97.8%	- 0.7%
\$500,001 to \$750,000	99.3%	98.8%	- 0.5%
\$750,001 to \$1,000,000	99.0%	98.6%	- 0.4%
\$1,000,001 to \$1,250,000	97.8%	97.1%	- 0.7%
\$1,250,001 to \$2,000,000	97.4%	96.9%	- 0.5%
\$2,000,001 to \$5,000,000	95.6%	95.5%	- 0.1%
\$5,000,001 and Above	92.7%	91.7%	- 1.1%
All Price Ranges	98.2%	97.7%	- 0.5%

Single-Family Homes

06-2025	06-2026	Change	06-2025	06-2026	Change
92.3%	93.7%	+ 1.5%	98.0%	98.4%	+ 0.4%
99.6%	98.5%	- 1.1%	98.3%	97.8%	- 0.5%
100.4%	100.4%	0.0%	98.7%	97.9%	- 0.8%
99.3%	99.0%	- 0.3%	97.9%	97.3%	- 0.6%
98.0%	97.4%	- 0.6%	97.2%	96.1%	- 1.1%
97.5%	97.1%	- 0.4%	96.6%	95.8%	- 0.8%
95.7%	95.6%	- 0.1%	94.6%	94.7%	+ 0.1%
92.6%	91.6%	- 1.1%	96.6%	92.3%	- 4.5%
98.3%	97.9%	- 0.4%	98.0%	97.3%	- 0.7%

Condos - Townhomes

By Square Feet	06-2025	06-2026	Change
1,500 Sq Ft and Below	98.2%	98.1%	- 0.1%
1,501 to 2,000 Sq Ft	98.6%	98.1%	- 0.5%
2,001 to 3,000 Sq Ft	97.7%	97.5%	- 0.2%
3,001 to 4,000 Sq Ft	96.7%	96.2%	- 0.5%
4,001 to 6,000 Sq Ft	94.7%	94.4%	- 0.3%
6,001 Sq Ft and Above	92.8%	90.0%	- 3.0%
All Square Footage	98.2%	97.7%	- 0.5%

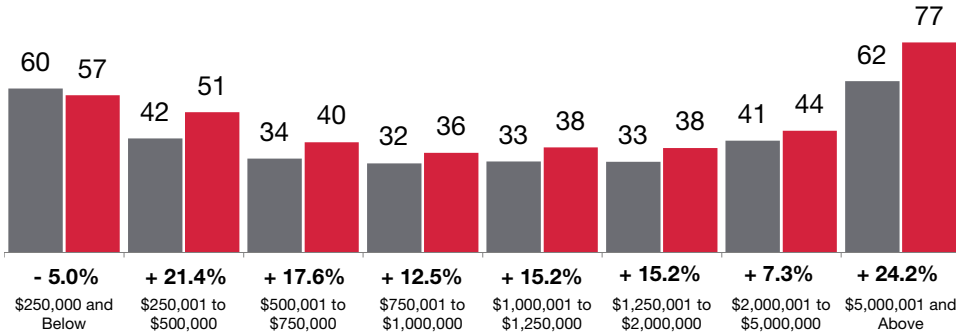
06-2025	06-2026	Change	06-2025	06-2026	Change
99.3%	99.0%	- 0.3%	98.2%	97.5%	- 0.7%
98.8%	98.4%	- 0.4%	97.9%	97.1%	- 0.8%
97.8%	97.5%	- 0.3%	97.0%	96.9%	- 0.1%
96.7%	96.3%	- 0.4%	93.0%	93.9%	+ 1.0%
94.7%	94.4%	- 0.3%	92.6%	91.8%	- 0.9%
92.8%	90.0%	- 3.0%	90.0%	84.4%	- 6.2%
98.3%	97.9%	- 0.4%	98.0%	97.3%	- 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.

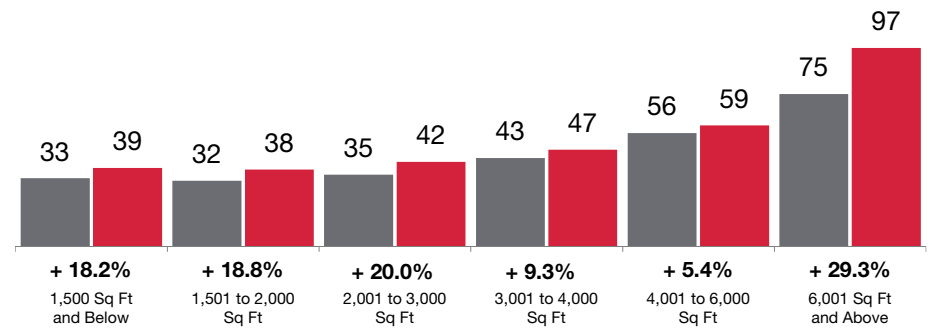
By Price Range

■ 06-2025 ■ 06-2026



By Square Feet

■ 06-2025 ■ 06-2026



All Properties

By Price Range	06-2025	06-2026	Change
\$250,000 and Below	60	57	- 5.0%
\$250,001 to \$500,000	42	51	+ 21.4%
\$500,001 to \$750,000	34	40	+ 17.6%
\$750,001 to \$1,000,000	32	36	+ 12.5%
\$1,000,001 to \$1,250,000	33	38	+ 15.2%
\$1,250,001 to \$2,000,000	33	38	+ 15.2%
\$2,000,001 to \$5,000,000	41	44	+ 7.3%
\$5,000,001 and Above	62	77	+ 24.2%
All Price Ranges	35	41	+ 17.1%

Single-Family Homes

06-2025	06-2026	Change	06-2025	06-2026	Change
57	58	+ 1.8%	62	57	- 8.1%
50	60	+ 20.0%	41	50	+ 22.0%
32	37	+ 15.6%	36	42	+ 16.7%
31	35	+ 12.9%	37	40	+ 8.1%
33	37	+ 12.1%	34	42	+ 23.5%
33	37	+ 12.1%	35	44	+ 25.7%
40	43	+ 7.5%	48	54	+ 12.5%
64	76	+ 18.8%	12	96	+ 700.0%
34	38	+ 11.8%	37	44	+ 18.9%

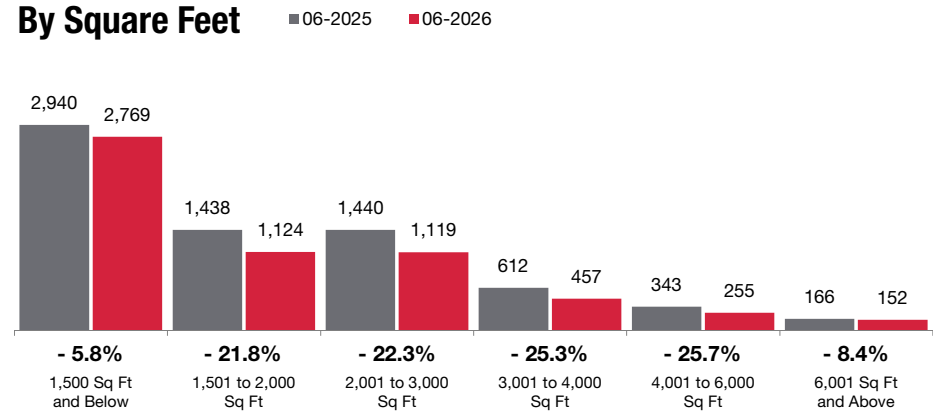
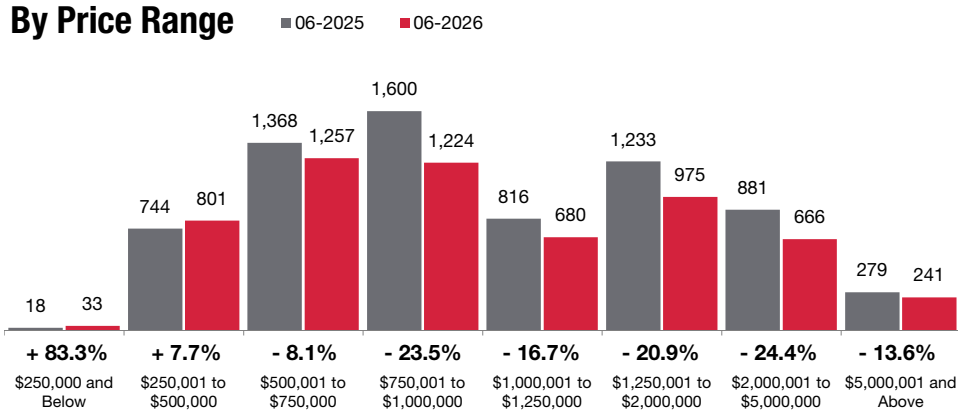
Condos - Townhomes

By Square Feet	06-2025	06-2026	Change
1,500 Sq Ft and Below	33	39	+ 18.2%
1,501 to 2,000 Sq Ft	32	38	+ 18.8%
2,001 to 3,000 Sq Ft	35	42	+ 20.0%
3,001 to 4,000 Sq Ft	43	47	+ 9.3%
4,001 to 6,000 Sq Ft	56	59	+ 5.4%
6,001 Sq Ft and Above	75	97	+ 29.3%
All Square Footage	35	41	+ 17.1%

06-2025	06-2026	Change	06-2025	06-2026	Change
29	32	+ 10.3%	37	43	+ 16.2%
30	34	+ 13.3%	39	47	+ 20.5%
35	41	+ 17.1%	39	50	+ 28.2%
43	47	+ 9.3%	70	47	- 32.9%
56	59	+ 5.4%	59	63	+ 6.8%
75	97	+ 29.3%	85	154	+ 81.2%
34	38	+ 11.8%	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	06-2025	06-2026	Change
\$250,000 and Below	18	33	+ 83.3%
\$250,001 to \$500,000	744	801	+ 7.7%
\$500,001 to \$750,000	1,368	1,257	- 8.1%
\$750,001 to \$1,000,000	1,600	1,224	- 23.5%
\$1,000,001 to \$1,250,000	816	680	- 16.7%
\$1,250,001 to \$2,000,000	1,233	975	- 20.9%
\$2,000,001 to \$5,000,000	881	666	- 24.4%
\$5,000,001 and Above	279	241	- 13.6%
All Price Ranges	6,939	5,877	- 15.3%

Single-Family Homes

06-2025	06-2026	Change	06-2025	06-2026	Change
5	7	+ 40.0%	13	26	+ 100.0%
64	56	- 12.5%	680	745	+ 9.6%
356	237	- 33.4%	1,012	1,020	+ 0.8%
1,088	738	- 32.2%	512	486	- 5.1%
650	500	- 23.1%	166	180	+ 8.4%
962	745	- 22.6%	271	230	- 15.1%
730	537	- 26.4%	151	129	- 14.6%
267	227	- 15.0%	12	14	+ 16.7%
4,122	3,047	- 26.1%	2,817	2,830	+ 0.5%

Condos - Townhomes

By Square Feet	06-2025	06-2026	Change
1,500 Sq Ft and Below	2,940	2,769	- 5.8%
1,501 to 2,000 Sq Ft	1,438	1,124	- 21.8%
2,001 to 3,000 Sq Ft	1,440	1,119	- 22.3%
3,001 to 4,000 Sq Ft	612	457	- 25.3%
4,001 to 6,000 Sq Ft	343	255	- 25.7%
6,001 Sq Ft and Above	166	152	- 8.4%
All Square Footage	6,939	5,877	- 15.3%

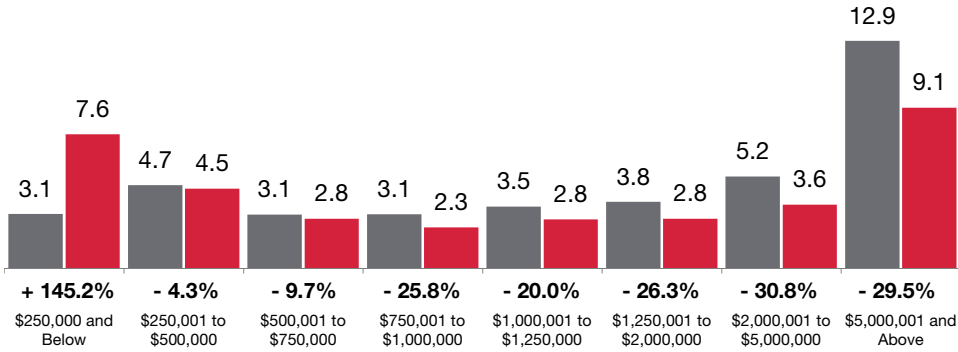
06-2025	06-2026	Change	06-2025	06-2026	Change
853	622	- 27.1%	2,087	2,147	+ 2.9%
913	624	- 31.7%	525	500	- 4.8%
1,260	966	- 23.3%	180	153	- 15.0%
596	439	- 26.3%	16	18	+ 12.5%
336	245	- 27.1%	7	10	+ 42.9%
164	150	- 8.5%	2	2	0.0%
4,122	3,047	- 26.1%	2,817	2,830	+ 0.5%

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.

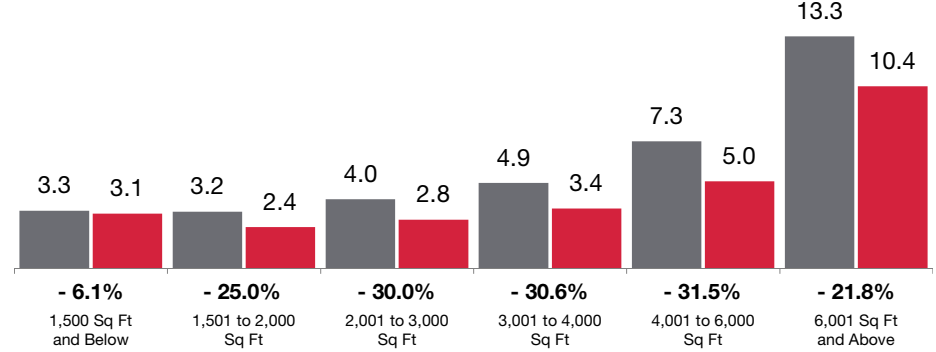
By Price Range

■ 06-2025 ■ 06-2026



By Square Feet

■ 06-2025 ■ 06-2026



All Properties

By Price Range	06-2025	06-2026	Change
\$250,000 and Below	3.1	7.6	+ 145.2%
\$250,001 to \$500,000	4.7	4.5	- 4.3%
\$500,001 to \$750,000	3.1	2.8	- 9.7%
\$750,001 to \$1,000,000	3.1	2.3	- 25.8%
\$1,000,001 to \$1,250,000	3.5	2.8	- 20.0%
\$1,250,001 to \$2,000,000	3.8	2.8	- 26.3%
\$2,000,001 to \$5,000,000	5.2	3.6	- 30.8%
\$5,000,001 and Above	12.9	9.1	- 29.5%
All Price Ranges	3.7	3.0	- 18.9%

Single-Family Homes

06-2025	06-2026	Change
1.6	3.7	+ 131.3%
3.8	3.5	- 7.9%
2.0	1.5	- 25.0%
2.8	1.9	- 32.1%
3.5	2.5	- 28.6%
3.5	2.6	- 25.7%
5.0	3.4	- 32.0%
12.8	8.8	- 31.3%
3.4	2.4	- 29.4%

Condos - Townhomes

06-2025	06-2026	Change
4.3	8.4	+ 95.3%
4.8	4.6	- 4.2%
3.7	3.6	- 2.7%
3.8	3.8	0.0%
3.7	3.9	+ 5.4%
5.3	4.1	- 22.6%
6.6	5.1	- 22.7%
8.0	10.9	+ 36.3%
4.2	4.0	- 4.8%

By Square Feet

06-2025	06-2026	Change
3.3	3.1	- 6.1%
3.2	2.4	- 25.0%
4.0	2.8	- 30.0%
4.9	3.4	- 30.6%
7.3	5.0	- 31.5%
13.3	10.4	- 21.8%
3.7	3.0	- 18.9%

06-2025	06-2026	Change
2.3	1.8	- 21.7%
2.8	1.8	- 35.7%
3.8	2.7	- 28.9%
4.9	3.4	- 30.6%
7.2	4.9	- 31.9%
13.2	10.3	- 22.0%
3.4	2.4	- 29.4%

06-2025	06-2026	Change
4.1	4.1	0.0%
4.3	3.7	- 14.0%
6.0	4.0	- 33.3%
4.1	5.0	+ 22.0%
5.3	8.0	+ 50.9%
2.0	2.0	0.0%
4.2	4.0	- 4.8%