Local Market Update for April 2026

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

91978

Rancho San Diego

Detached	April			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 4-2025**	**Thru 4-2026**	**% Change**
New Listings	10	**3**	- 70.0%	22	**18**	- 18.2%
Pending Sales	6	**3**	- 50.0%	14	**12**	- 14.3%
Closed Sales	4	**4**	0.0%	11	**13**	+ 18.2%
Median Sales Price*	$850,500	**$917,500**	+ 7.9%	$865,000	**$885,000**	+ 2.3%
Percent of Original List Price Received*	103.0%	**98.1%**	- 4.8%	100.5%	**99.2%**	- 1.3%
Days on Market Until Sale	49	**23**	- 53.1%	36	**45**	+ 25.0%
Inventory of Homes for Sale	8	**5**	- 37.5%	—	**—**	—
Months Supply of Inventory	1.7	**1.3**	- 23.5%	—	**—**	—

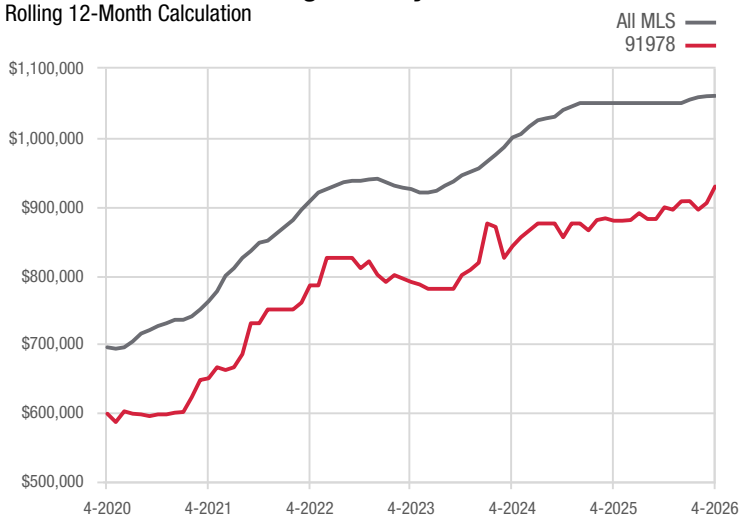
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	April			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 4-2025**	**Thru 4-2026**	**% Change**
New Listings	1	**4**	+ 300.0%	5	**12**	+ 140.0%
Pending Sales	0	**0**	0.0%	3	**5**	+ 66.7%
Closed Sales	0	**0**	0.0%	4	**5**	+ 25.0%
Median Sales Price*	—	**—**	—	$557,000	**$480,000**	- 13.8%
Percent of Original List Price Received*	—	**—**	—	100.2%	**99.9%**	- 0.3%
Days on Market Until Sale	—	**—**	—	26	**35**	+ 34.6%
Inventory of Homes for Sale	1	**5**	+ 400.0%	—	**—**	—
Months Supply of Inventory	0.7	**2.8**	+ 300.0%	—	**—**	—

* 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.

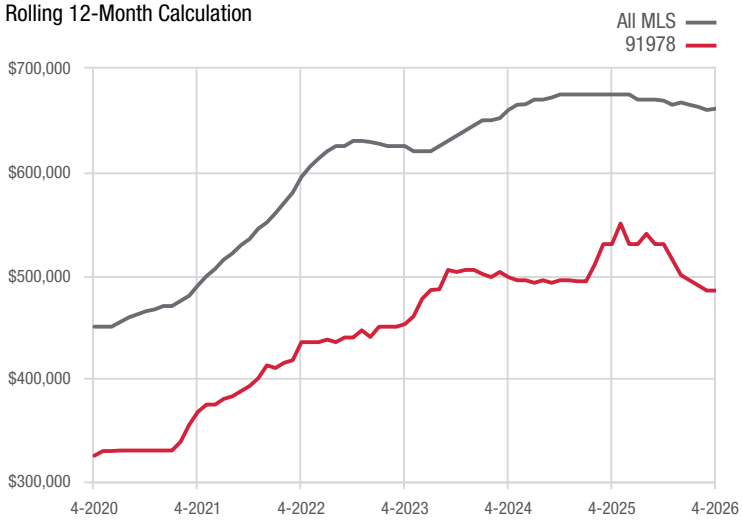
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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Current as of May 6, 2026. All data from the San Diego MLS. Report © 2026 ShowingTime Plus, LLC. Percent changes are calculated using rounded figures.