Local Market Update for May 2026

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

91950

National City

Detached	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	13	**14**	+ 7.7%	63	**48**	- 23.8%
Pending Sales	10	**8**	- 20.0%	50	**34**	- 32.0%
Closed Sales	14	**7**	- 50.0%	48	**30**	- 37.5%
Median Sales Price*	$762,500	**$736,000**	- 3.5%	$735,500	**$731,750**	- 0.5%
Percent of Original List Price Received*	99.9%	**103.6%**	+ 3.7%	99.7%	**102.7%**	+ 3.0%
Days on Market Until Sale	39	**9**	- 76.9%	29	**20**	- 31.0%
Inventory of Homes for Sale	12	**14**	+ 16.7%	—	—	—
Months Supply of Inventory	1.4	**1.9**	+ 35.7%	—	—	—

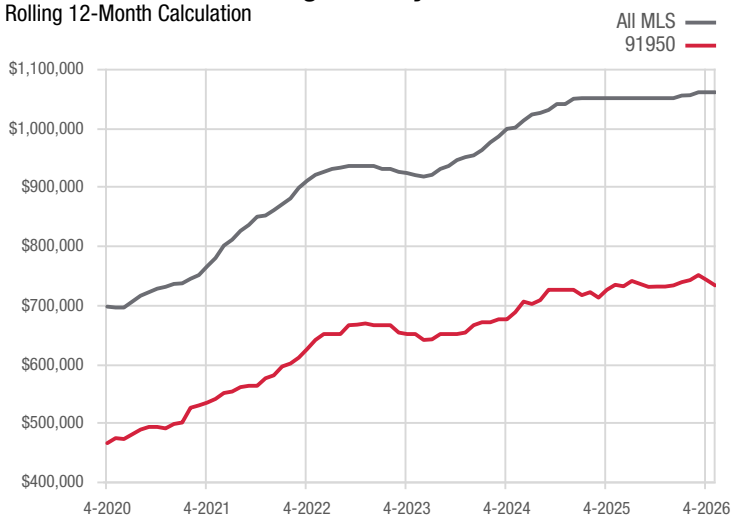
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	7	**6**	- 14.3%	31	**21**	- 32.3%
Pending Sales	2	**3**	+ 50.0%	16	**17**	+ 6.3%
Closed Sales	6	**2**	- 66.7%	14	**18**	+ 28.6%
Median Sales Price*	$585,758	**$449,500**	- 23.3%	$507,500	**$465,000**	- 8.4%
Percent of Original List Price Received*	97.3%	**100.0%**	+ 2.8%	96.9%	**97.4%**	+ 0.5%
Days on Market Until Sale	33	**15**	- 54.5%	44	**45**	+ 2.3%
Inventory of Homes for Sale	15	**9**	- 40.0%	—	—	—
Months Supply of Inventory	5.7	**2.7**	- 52.6%	—	—	—

* 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.

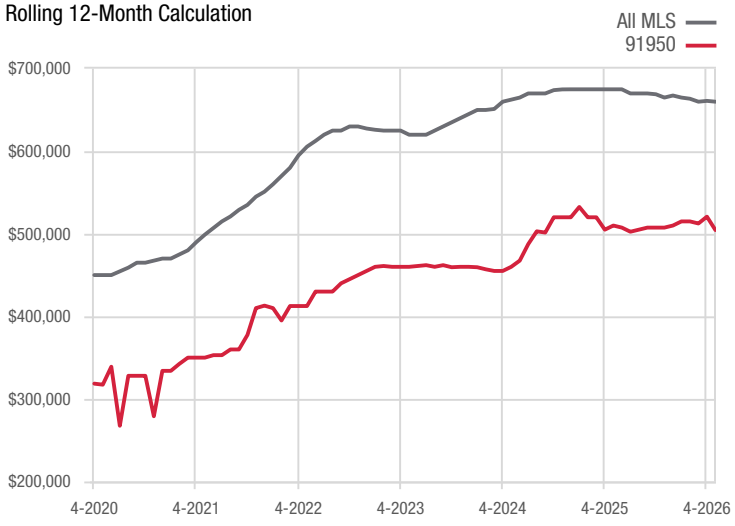
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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Current as of June 5, 2026. All data from the San Diego MLS. Report © 2026 ShowingTime Plus, LLC. Percent changes are calculated using rounded figures.