Local Market Update for June 2026

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

92101

Downtown

Detached	June			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	2	**3**	+ 50.0%	16	**10**	- 37.5%
Pending Sales	1	**0**	- 100.0%	6	**2**	- 66.7%
Closed Sales	1	**1**	0.0%	5	**2**	- 60.0%
Median Sales Price*	$1,100,000	**$1,410,000**	+ 28.2%	$1,100,000	**$1,292,500**	+ 17.5%
Percent of Original List Price Received*	91.7%	**92.2%**	+ 0.5%	98.9%	**89.6%**	- 9.4%
Days on Market Until Sale	61	**14**	- 77.0%	32	**16**	- 50.0%
Inventory of Homes for Sale	5	**4**	- 20.0%	—	—	—
Months Supply of Inventory	4.3	**4.0**	- 7.0%	—	—	—

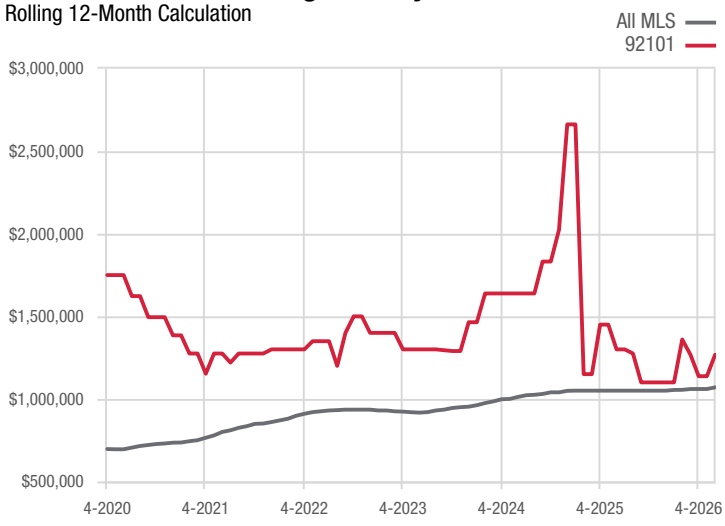
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	June			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 6-2025**	**Thru 6-2026**	**% Change**
New Listings	114	**120**	+ 5.3%	749	**792**	+ 5.7%
Pending Sales	51	**38**	- 25.5%	285	**254**	- 10.9%
Closed Sales	51	**38**	- 25.5%	266	**231**	- 13.2%
Median Sales Price*	$770,000	**$610,000**	- 20.8%	$750,000	**$715,000**	- 4.7%
Percent of Original List Price Received*	95.1%	**94.9%**	- 0.2%	97.0%	**95.5%**	- 1.5%
Days on Market Until Sale	52	**40**	- 23.1%	46	**50**	+ 8.7%
Inventory of Homes for Sale	297	**374**	+ 25.9%	—	—	—
Months Supply of Inventory	6.5	**9.0**	+ 38.5%	—	—	—

* 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.

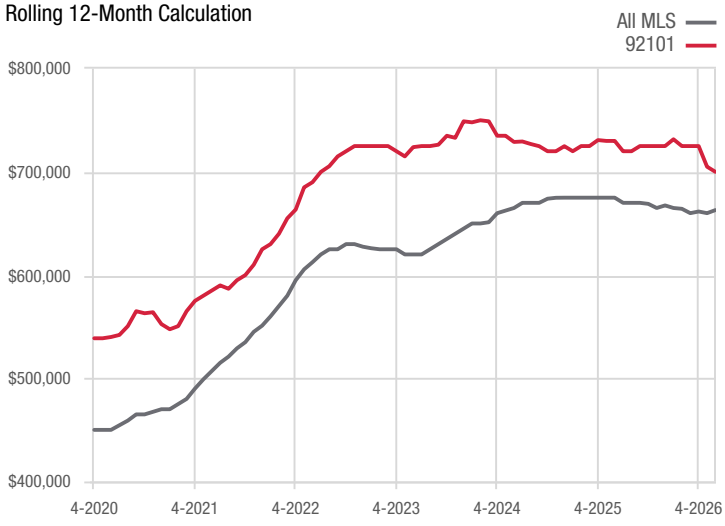
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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