Local Market Update for July 2026

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

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Detached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	1	**3**	+ 200.0%	34	**25**	- 26.5%
Pending Sales	1	**0**	- 100.0%	19	**14**	- 26.3%
Closed Sales	1	**4**	+ 300.0%	17	**18**	+ 5.9%
Median Sales Price*	$560,000	**$684,950**	+ 22.3%	$675,000	**$750,000**	+ 11.1%
Percent of Original List Price Received*	101.8%	**98.0%**	- 3.7%	97.3%	**99.5%**	+ 2.3%
Days on Market Until Sale	1	**17**	+ 1,600.0%	29	**27**	- 6.9%
Inventory of Homes for Sale	9	**7**	- 22.2%	—	**—**	—
Months Supply of Inventory	3.5	**2.6**	- 25.7%	—	**—**	—

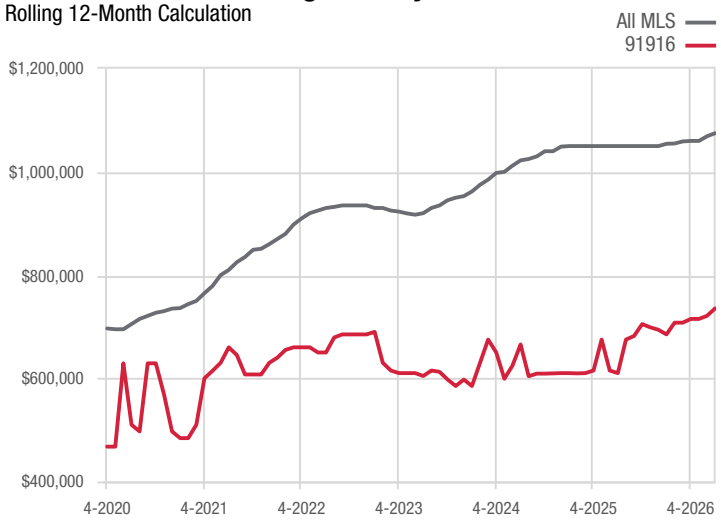
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	0	**0**	0.0%	0	**1**	—
Pending Sales	0	**0**	0.0%	0	**1**	—
Closed Sales	0	**0**	0.0%	0	**1**	—
Median Sales Price*	—	**—**	—	—	**$699,000**	—
Percent of Original List Price Received*	—	**—**	—	—	**100.0%**	—
Days on Market Until Sale	—	**—**	—	—	**64**	—
Inventory of Homes for Sale	0	**0**	0.0%	—	**—**	—
Months Supply of Inventory	—	**—**	—	—	**—**	—

* 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.

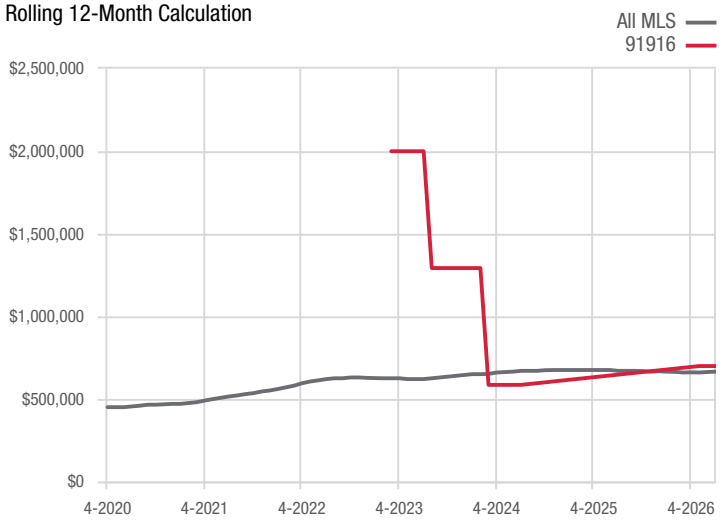
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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