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	**0**	- 100.0%	4	**4**	0.0%
Pending Sales	1	**0**	- 100.0%	2	**2**	0.0%
Closed Sales	1	**1**	0.0%	1	**4**	+ 300.0%
Median Sales Price*	$770,000	**$550,000**	- 28.6%	$770,000	**$605,000**	- 21.4%
Percent of Original List Price Received*	96.3%	**100.2%**	+ 4.0%	96.3%	**98.5%**	+ 2.3%
Days on Market Until Sale	49	**6**	- 87.8%	49	**42**	- 14.3%
Inventory of Homes for Sale	1	**2**	+ 100.0%	—	**—**	—
Months Supply of Inventory	1.0	**1.6**	+ 60.0%	—	**—**	—

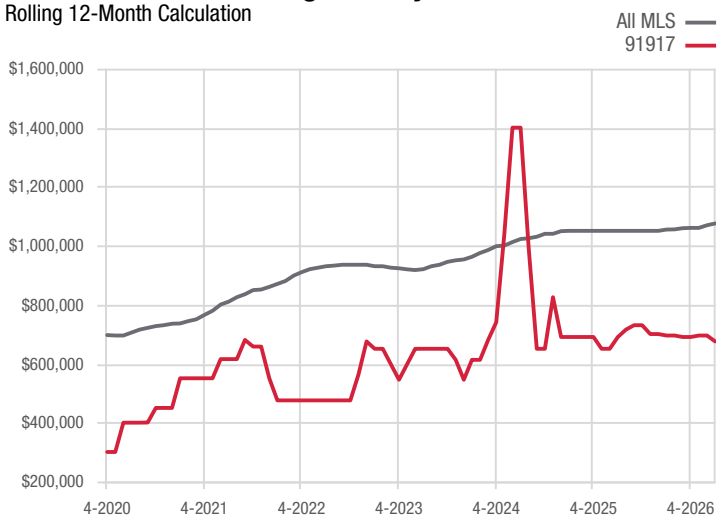
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	0	**0**	0.0%	0	**0**	0.0%
Pending Sales	0	**0**	0.0%	0	**0**	0.0%
Closed Sales	0	**0**	0.0%	0	**0**	0.0%
Median Sales Price*	—	**—**	—	—	**—**	—
Percent of Original List Price Received*	—	**—**	—	—	**—**	—
Days on Market Until Sale	—	**—**	—	—	**—**	—
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.

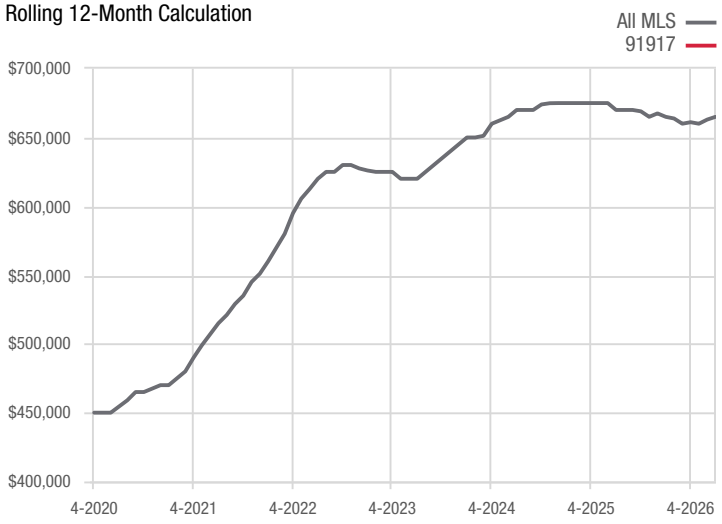
Median Sales Price - Single Family

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.