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	5	**12**	+ 140.0%	89	**82**	- 7.9%
Pending Sales	6	**7**	+ 16.7%	51	**50**	- 2.0%
Closed Sales	7	**4**	- 42.9%	49	**46**	- 6.1%
Median Sales Price*	$950,000	**$1,062,500**	+ 11.8%	$987,500	**$970,000**	- 1.8%
Percent of Original List Price Received*	100.9%	**98.7%**	- 2.2%	96.0%	**97.6%**	+ 1.7%
Days on Market Until Sale	25	**35**	+ 40.0%	49	**49**	0.0%
Inventory of Homes for Sale	24	**23**	- 4.2%	—	—	—
Months Supply of Inventory	3.9	**3.6**	- 7.7%	—	—	—

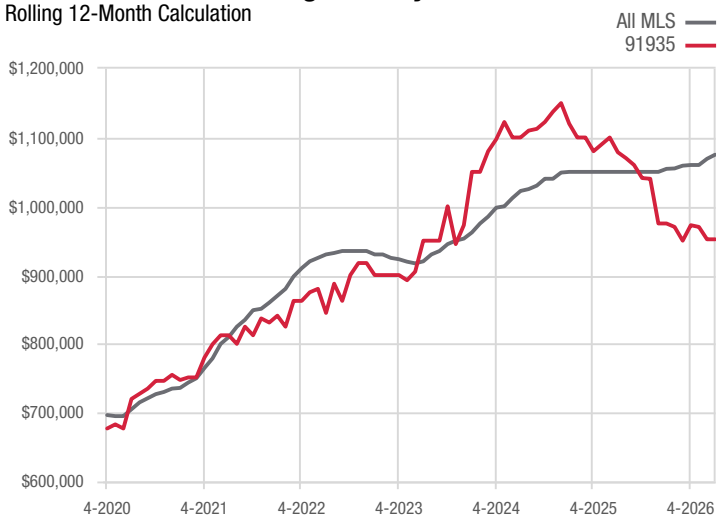
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	0	**0**	0.0%	0	**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.

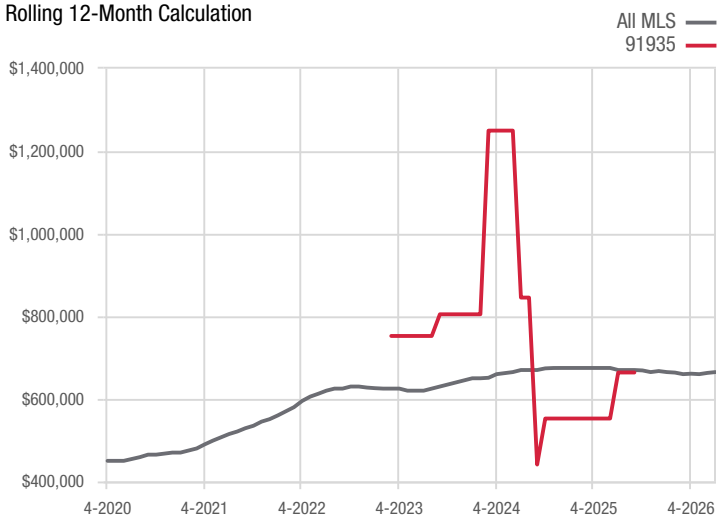
Median Sales Price - Single Family

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.