Local Market Update for July 2026

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

91950

National City

Detached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	15	**16**	+ 6.7%	97	**79**	- 18.6%
Pending Sales	12	**6**	- 50.0%	66	**46**	- 30.3%
Closed Sales	7	**5**	- 28.6%	62	**41**	- 33.9%
Median Sales Price*	$805,000	**$775,000**	- 3.7%	$746,000	**$744,000**	- 0.3%
Percent of Original List Price Received*	99.2%	**101.8%**	+ 2.6%	99.9%	**101.3%**	+ 1.4%
Days on Market Until Sale	17	**22**	+ 29.4%	28	**21**	- 25.0%
Inventory of Homes for Sale	23	**26**	+ 13.0%	—	**—**	—
Months Supply of Inventory	2.8	**3.7**	+ 32.1%	—	**—**	—

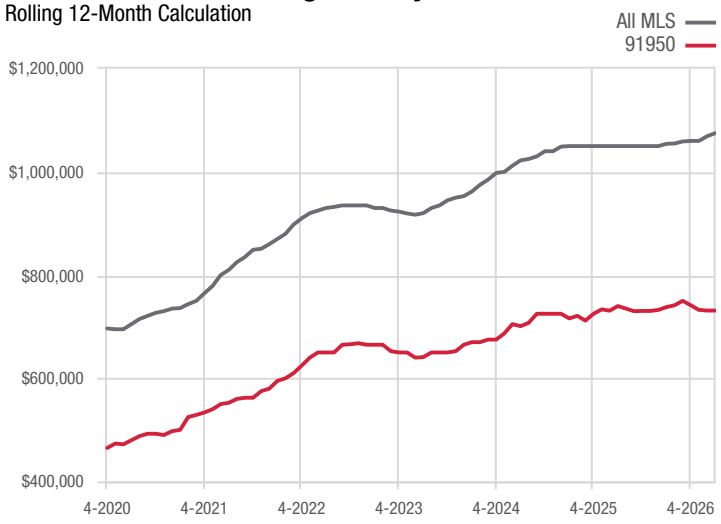
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	5	**6**	+ 20.0%	51	**30**	- 41.2%
Pending Sales	2	**1**	- 50.0%	18	**21**	+ 16.7%
Closed Sales	2	**2**	0.0%	17	**24**	+ 41.2%
Median Sales Price*	$433,750	**$241,000**	- 44.4%	$505,000	**$465,000**	- 7.9%
Percent of Original List Price Received*	106.6%	**103.7%**	- 2.7%	98.3%	**97.7%**	- 0.6%
Days on Market Until Sale	33	**11**	- 66.7%	41	**46**	+ 12.2%
Inventory of Homes for Sale	25	**10**	- 60.0%	—	**—**	—
Months Supply of Inventory	9.3	**3.1**	- 66.7%	—	**—**	—

* 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.

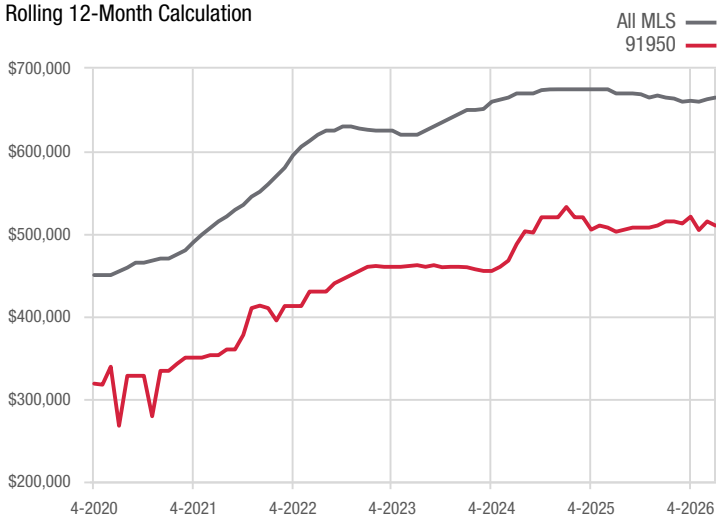
Median Sales Price - Single Family

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.