Local Market Update for July 2026

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

91978

Rancho San Diego

Detached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	4	**2**	- 50.0%	44	**28**	- 36.4%
Pending Sales	8	**1**	- 87.5%	32	**19**	- 40.6%
Closed Sales	7	**1**	- 85.7%	26	**20**	- 23.1%
Median Sales Price*	$898,500	**$925,000**	+ 2.9%	$902,000	**$880,000**	- 2.4%
Percent of Original List Price Received*	100.3%	**104.5%**	+ 4.2%	101.7%	**99.3%**	- 2.4%
Days on Market Until Sale	21	**13**	- 38.1%	21	**40**	+ 90.5%
Inventory of Homes for Sale	9	**5**	- 44.4%	—	—	—
Months Supply of Inventory	1.9	**1.8**	- 5.3%	—	—	—

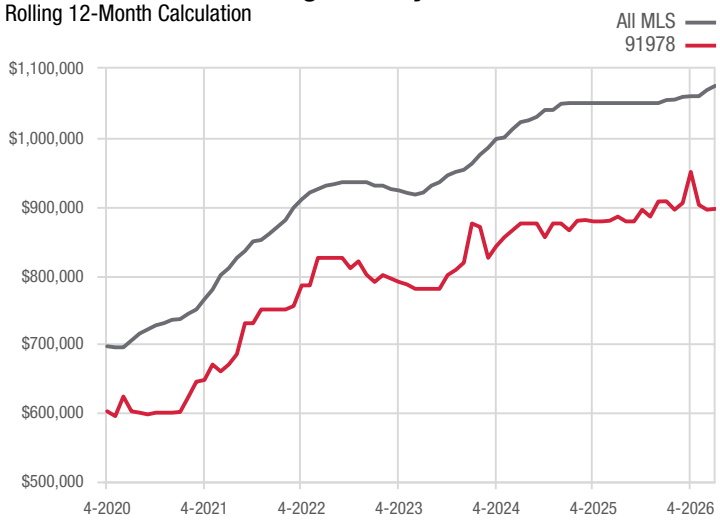
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	4	**2**	- 50.0%	14	**20**	+ 42.9%
Pending Sales	1	**1**	0.0%	6	**12**	+ 100.0%
Closed Sales	1	**2**	+ 100.0%	6	**14**	+ 133.3%
Median Sales Price*	$550,000	**$467,000**	- 15.1%	$553,500	**$469,900**	- 15.1%
Percent of Original List Price Received*	100.0%	**100.0%**	0.0%	99.6%	**102.5%**	+ 2.9%
Days on Market Until Sale	14	**41**	+ 192.9%	26	**43**	+ 65.4%
Inventory of Homes for Sale	6	**4**	- 33.3%	—	—	—
Months Supply of Inventory	5.4	**2.0**	- 63.0%	—	—	—

* 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.

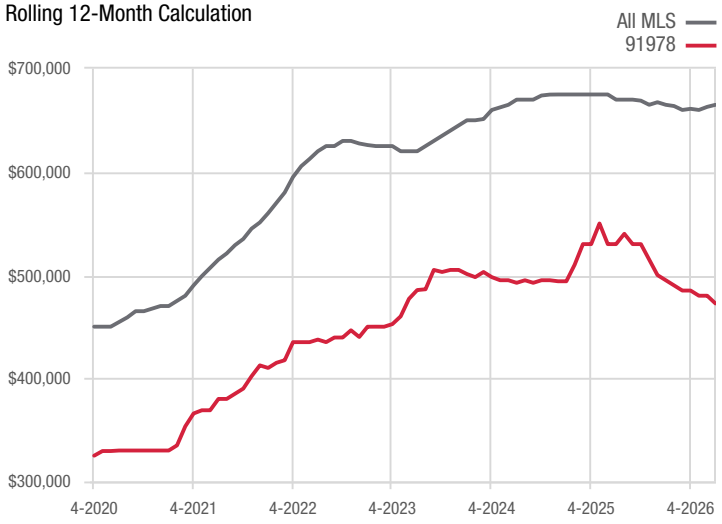
Median Sales Price - Single Family

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.