# Local Market Update for July 2026

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

# 92004

## Borrego Springs

| Detached | July | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 7-2025** | **Thru 7-2026** | **% Change** |
| New Listings | 2 | **5** | + 150.0% | 51 | **63** | + 23.5% |
| Pending Sales | 6 | **5** | - 16.7% | 44 | **33** | - 25.0% |
| Closed Sales | 3 | **4** | + 33.3% | 41 | **34** | - 17.1% |
| Median Sales Price* | $375,000 | **$350,000** | - 6.7% | $350,000 | **$367,500** | + 5.0% |
| Percent of Original List Price Received* | 88.3% | **91.3%** | + 3.4% | 93.4% | **94.2%** | + 0.9% |
| Days on Market Until Sale | 83 | **52** | - 37.3% | 76 | **58** | - 23.7% |
| Inventory of Homes for Sale | 19 | **29** | + 52.6% | — | — | — |
| Months Supply of Inventory | 3.4 | **6.9** | + 102.9% | — | — | — |

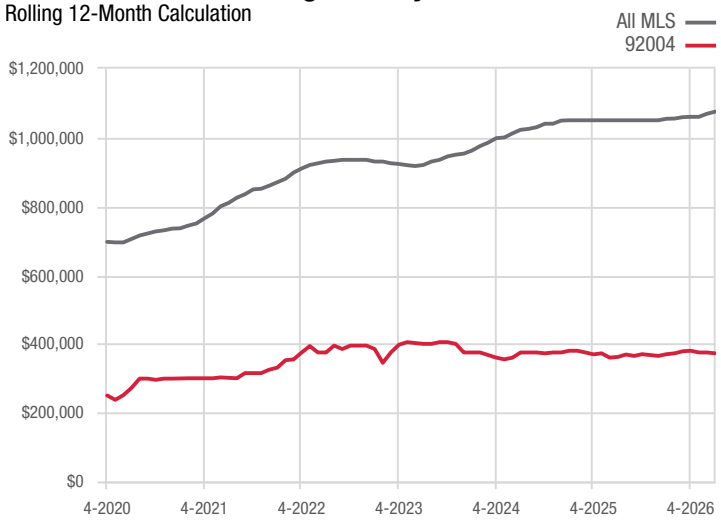
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Attached | July | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 7-2025** | **Thru 7-2026** | **% Change** |
| New Listings | 1 | **2** | + 100.0% | 20 | **18** | - 10.0% |
| Pending Sales | 1 | **1** | 0.0% | 11 | **11** | 0.0% |
| Closed Sales | 2 | **1** | - 50.0% | 16 | **13** | - 18.8% |
| Median Sales Price* | $219,500 | **$372,000** | + 69.5% | $194,000 | **$239,000** | + 23.2% |
| Percent of Original List Price Received* | 96.6% | **103.6%** | + 7.2% | 95.6% | **93.9%** | - 1.8% |
| Days on Market Until Sale | 71 | **72** | + 1.4% | 57 | **49** | - 14.0% |
| Inventory of Homes for Sale | 10 | **11** | + 10.0% | — | — | — |
| Months Supply of Inventory | 4.5 | **5.2** | + 15.6% | — | — | — |

* 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.

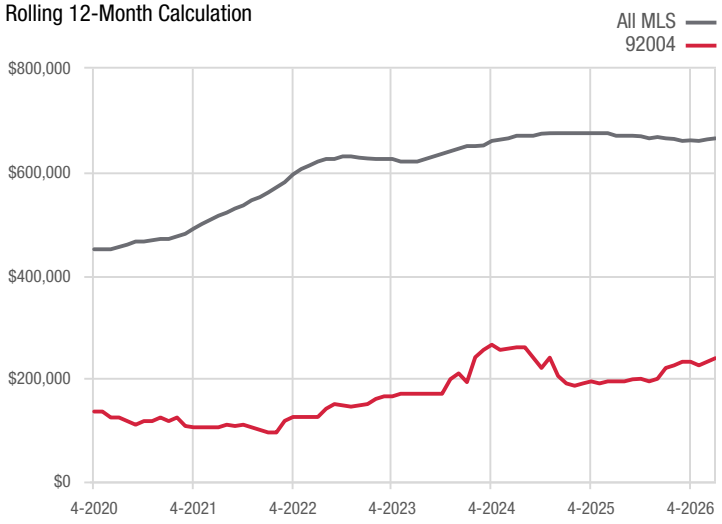
### Median Sales Price - Single Family

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.