Local Market Update for July 2026

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

92104

North Park

Detached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	20	**21**	+ 5.0%	133	**143**	+ 7.5%
Pending Sales	9	**15**	+ 66.7%	75	**85**	+ 13.3%
Closed Sales	9	**19**	+ 111.1%	71	**83**	+ 16.9%
Median Sales Price*	$994,800	**$1,110,000**	+ 11.6%	$1,220,000	**$1,125,000**	- 7.8%
Percent of Original List Price Received*	100.0%	**97.8%**	- 2.2%	99.8%	**99.1%**	- 0.7%
Days on Market Until Sale	21	**20**	- 4.8%	22	**27**	+ 22.7%
Inventory of Homes for Sale	32	**25**	- 21.9%	—	**—**	—
Months Supply of Inventory	3.1	**2.1**	- 32.3%	—	**—**	—

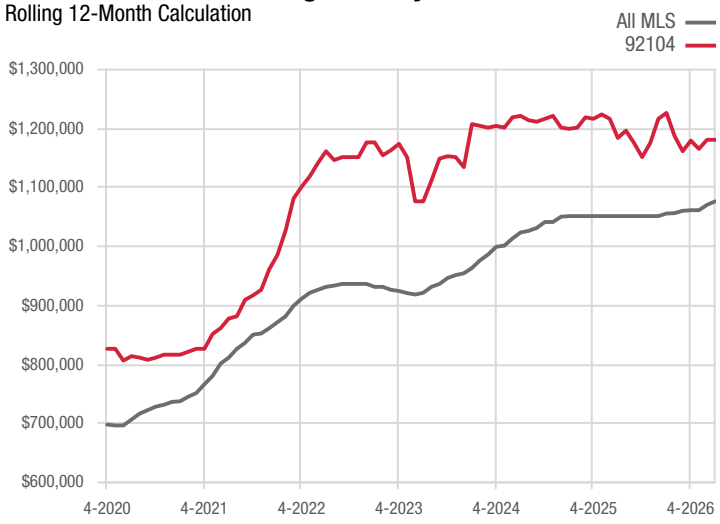
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	16	**29**	+ 81.3%	148	**156**	+ 5.4%
Pending Sales	12	**7**	- 41.7%	81	**72**	- 11.1%
Closed Sales	17	**15**	- 11.8%	77	**71**	- 7.8%
Median Sales Price*	$529,900	**$555,000**	+ 4.7%	$605,000	**$555,000**	- 8.3%
Percent of Original List Price Received*	97.9%	**99.9%**	+ 2.0%	97.9%	**98.8%**	+ 0.9%
Days on Market Until Sale	77	**23**	- 70.1%	45	**25**	- 44.4%
Inventory of Homes for Sale	32	**48**	+ 50.0%	—	**—**	—
Months Supply of Inventory	2.8	**4.5**	+ 60.7%	—	**—**	—

* 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.

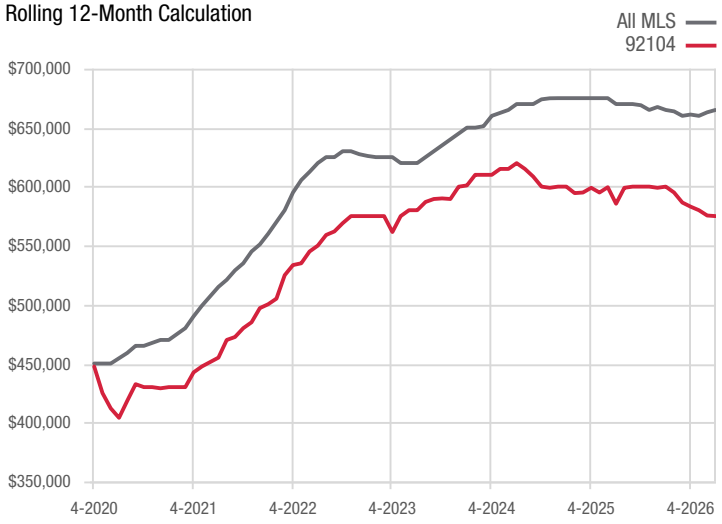
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



SAN DIEGO | MLS

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.