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	17	**11**	- 35.3%	116	**96**	- 17.2%
Pending Sales	8	**10**	+ 25.0%	60	**62**	+ 3.3%
Closed Sales	12	**6**	- 50.0%	57	**52**	- 8.8%
Median Sales Price*	$1,550,000	**$1,392,500**	- 10.2%	$1,550,000	**$1,537,500**	- 0.8%
Percent of Original List Price Received*	96.7%	**99.7%**	+ 3.1%	98.2%	**99.5%**	+ 1.3%
Days on Market Until Sale	56	**31**	- 44.6%	33	**25**	- 24.2%
Inventory of Homes for Sale	27	**19**	- 29.6%	—	**—**	—
Months Supply of Inventory	3.9	**2.3**	- 41.0%	—	**—**	—

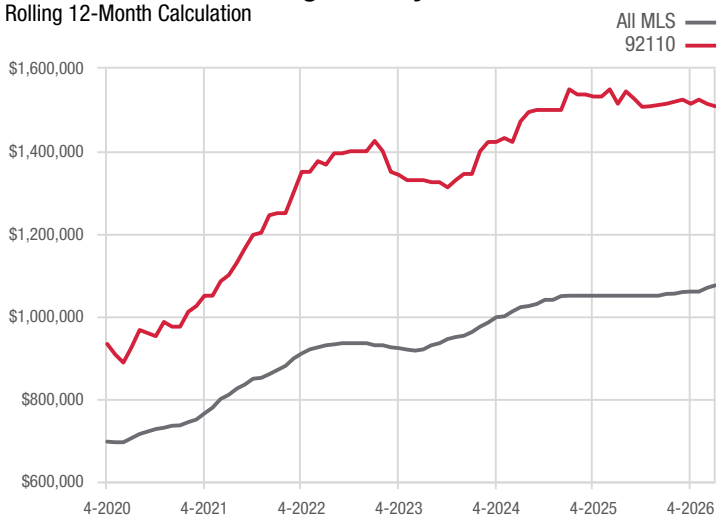
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	23	**21**	- 8.7%	153	**177**	+ 15.7%
Pending Sales	16	**16**	0.0%	79	**101**	+ 27.8%
Closed Sales	13	**17**	+ 30.8%	72	**97**	+ 34.7%
Median Sales Price*	$565,000	**$577,000**	+ 2.1%	$650,000	**$603,500**	- 7.2%
Percent of Original List Price Received*	97.3%	**95.0%**	- 2.4%	97.8%	**96.2%**	- 1.6%
Days on Market Until Sale	47	**53**	+ 12.8%	36	**44**	+ 22.2%
Inventory of Homes for Sale	54	**51**	- 5.6%	—	**—**	—
Months Supply of Inventory	5.0	**3.7**	- 26.0%	—	**—**	—

* 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.

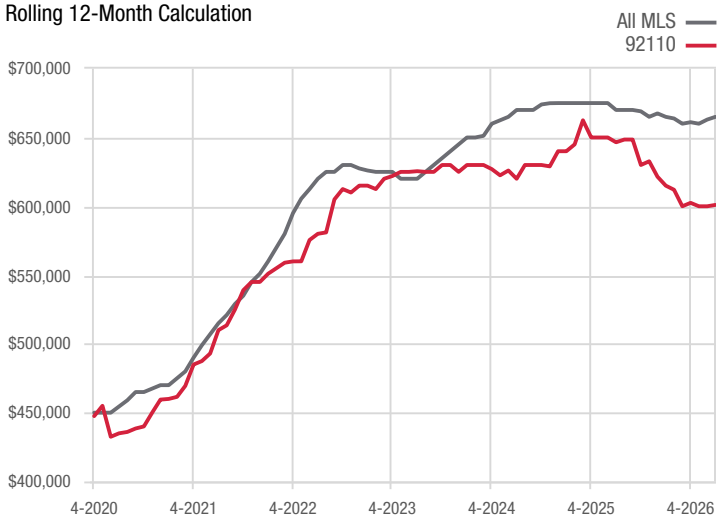
Median Sales Price - Single Family

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.