Local Market Update for August 2026

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

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Detached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	5	**5**	0.0%	39	**28**	- 28.2%
Pending Sales	1	**2**	+ 100.0%	20	**16**	- 20.0%
Closed Sales	1	**0**	- 100.0%	18	**18**	0.0%
Median Sales Price*	$715,000	**—**	—	$680,000	**$750,000**	+ 10.3%
Percent of Original List Price Received*	95.3%	**—**	—	97.2%	**99.5%**	+ 2.4%
Days on Market Until Sale	13	**—**	—	29	**27**	- 6.9%
Inventory of Homes for Sale	10	**9**	- 10.0%	—	**—**	—
Months Supply of Inventory	3.8	**3.2**	- 15.8%	—	**—**	—

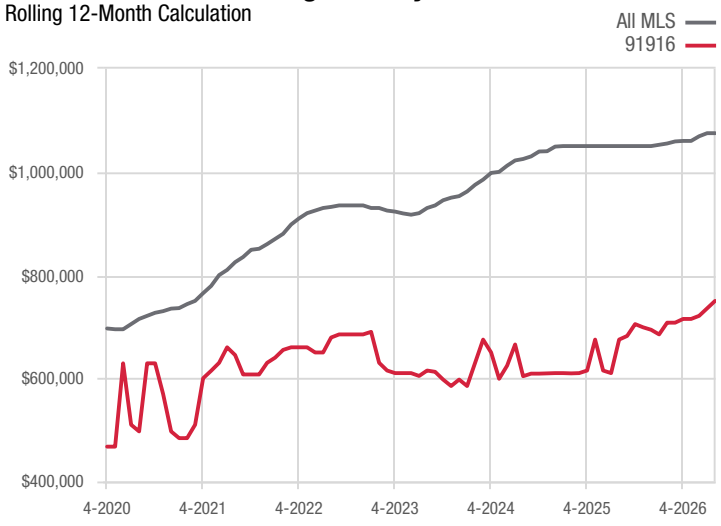
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	0	**0**	0.0%	0	**1**	—
Pending Sales	0	**0**	0.0%	0	**1**	—
Closed Sales	0	**0**	0.0%	0	**1**	—
Median Sales Price*	—	**—**	—	—	**$699,000**	—
Percent of Original List Price Received*	—	**—**	—	—	**100.0%**	—
Days on Market Until Sale	—	**—**	—	—	**64**	—
Inventory of Homes for Sale	0	**0**	0.0%	—	**—**	—
Months Supply of Inventory	—	**—**	—	—	**—**	—

* 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.

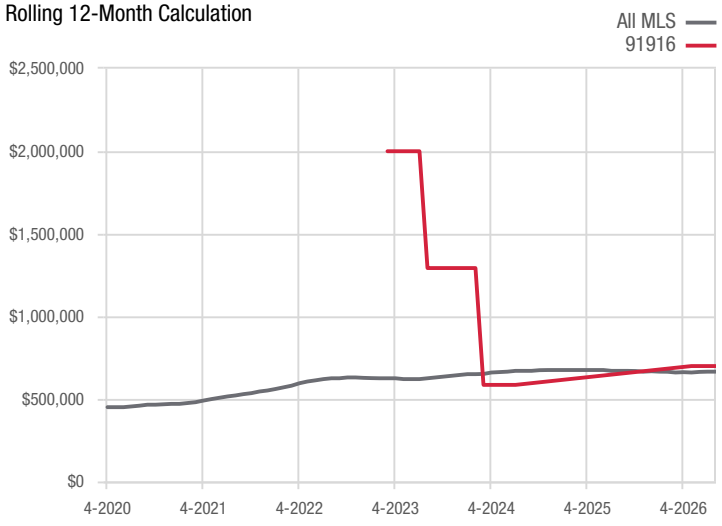
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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Current as of September 5, 2026. All data from the San Diego MLS. Report © 2026 ShowingTime Plus, LLC. Percent changes are calculated using rounded figures.