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	9	**6**	- 33.3%	96	**86**	- 10.4%
Pending Sales	6	**2**	- 66.7%	57	**50**	- 12.3%
Closed Sales	5	**6**	+ 20.0%	54	**52**	- 3.7%
Median Sales Price*	$900,000	**$1,120,000**	+ 24.4%	$975,000	**$992,500**	+ 1.8%
Percent of Original List Price Received*	97.2%	**92.5%**	- 4.8%	96.1%	**97.0%**	+ 0.9%
Days on Market Until Sale	30	**39**	+ 30.0%	47	**48**	+ 2.1%
Inventory of Homes for Sale	22	**26**	+ 18.2%	—	**—**	—
Months Supply of Inventory	3.6	**4.5**	+ 25.0%	—	**—**	—

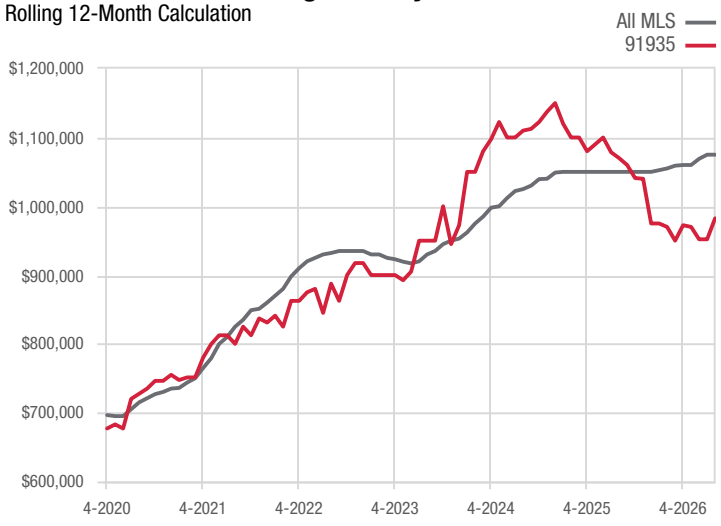
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	0	**0**	0.0%	0	**0**	0.0%
Pending Sales	0	**0**	0.0%	0	**0**	0.0%
Closed Sales	0	**0**	0.0%	0	**0**	0.0%
Median Sales Price*	—	**—**	—	—	**—**	—
Percent of Original List Price Received*	—	**—**	—	—	**—**	—
Days on Market Until Sale	—	**—**	—	—	**—**	—
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.

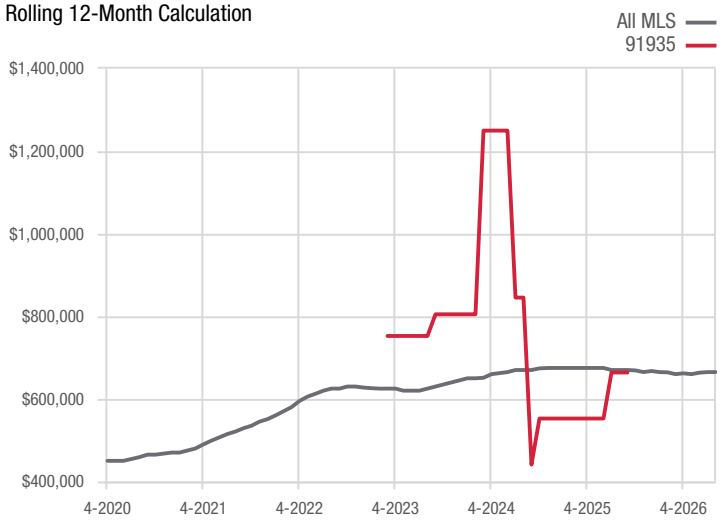
Median Sales Price - Single Family

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.