Local Market Update for August 2026

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

91950

National City

Detached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	8	**15**	+ 87.5%	105	**92**	- 12.4%
Pending Sales	7	**8**	+ 14.3%	73	**54**	- 26.0%
Closed Sales	9	**6**	- 33.3%	71	**49**	- 31.0%
Median Sales Price*	$730,000	**$787,500**	+ 7.9%	$741,000	**$750,000**	+ 1.2%
Percent of Original List Price Received*	98.1%	**103.6%**	+ 5.6%	99.7%	**101.7%**	+ 2.0%
Days on Market Until Sale	34	**17**	- 50.0%	29	**20**	- 31.0%
Inventory of Homes for Sale	18	**25**	+ 38.9%	—	—	—
Months Supply of Inventory	2.1	**3.5**	+ 66.7%	—	—	—

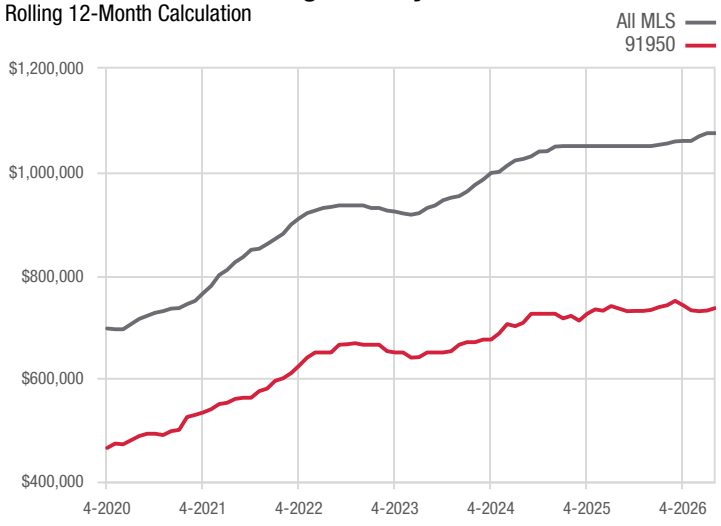
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	5	**3**	- 40.0%	56	**35**	- 37.5%
Pending Sales	3	**1**	- 66.7%	21	**23**	+ 9.5%
Closed Sales	1	**1**	0.0%	18	**26**	+ 44.4%
Median Sales Price*	$515,000	**$735,000**	+ 42.7%	$507,500	**$510,000**	+ 0.5%
Percent of Original List Price Received*	103.0%	**98.1%**	- 4.8%	98.6%	**97.0%**	- 1.6%
Days on Market Until Sale	15	**31**	+ 106.7%	40	**44**	+ 10.0%
Inventory of Homes for Sale	20	**11**	- 45.0%	—	—	—
Months Supply of Inventory	7.7	**3.5**	- 54.5%	—	—	—

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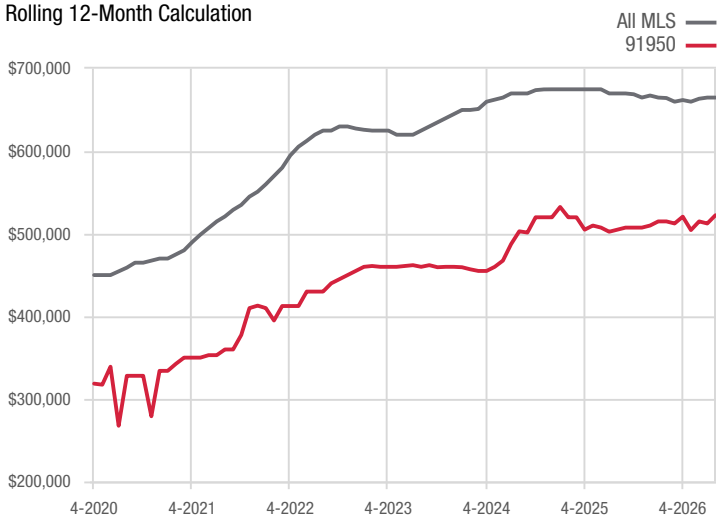
Median Sales Price - Single Family

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.