Local Market Update for August 2026

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

91978

Rancho San Diego

Detached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	3	**3**	0.0%	46	**30**	- 34.8%
Pending Sales	1	**2**	+ 100.0%	33	**21**	- 36.4%
Closed Sales	7	**1**	- 85.7%	33	**21**	- 36.4%
Median Sales Price*	$815,000	**$862,500**	+ 5.8%	$898,500	**$875,000**	- 2.6%
Percent of Original List Price Received*	94.6%	**107.9%**	+ 14.1%	100.1%	**99.7%**	- 0.4%
Days on Market Until Sale	47	**4**	- 91.5%	26	**38**	+ 46.2%
Inventory of Homes for Sale	7	**3**	- 57.1%	—	—	—
Months Supply of Inventory	1.6	**1.0**	- 37.5%	—	—	—

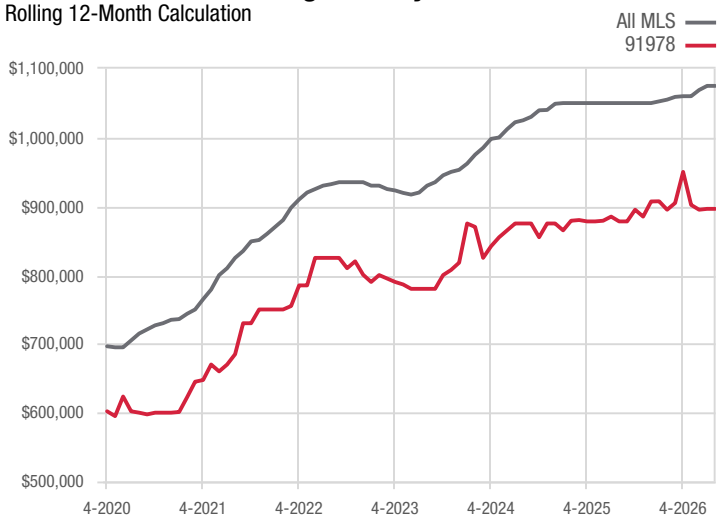
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	5	**4**	- 20.0%	19	**24**	+ 26.3%
Pending Sales	2	**1**	- 50.0%	8	**13**	+ 62.5%
Closed Sales	2	**0**	- 100.0%	8	**14**	+ 75.0%
Median Sales Price*	$492,500	—	—	$550,000	**$469,900**	- 14.6%
Percent of Original List Price Received*	102.5%	—	—	100.4%	**102.5%**	+ 2.1%
Days on Market Until Sale	10	—	—	22	**43**	+ 95.5%
Inventory of Homes for Sale	7	**4**	- 42.9%	—	—	—
Months Supply of Inventory	5.7	**2.1**	- 63.2%	—	—	—

* 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.

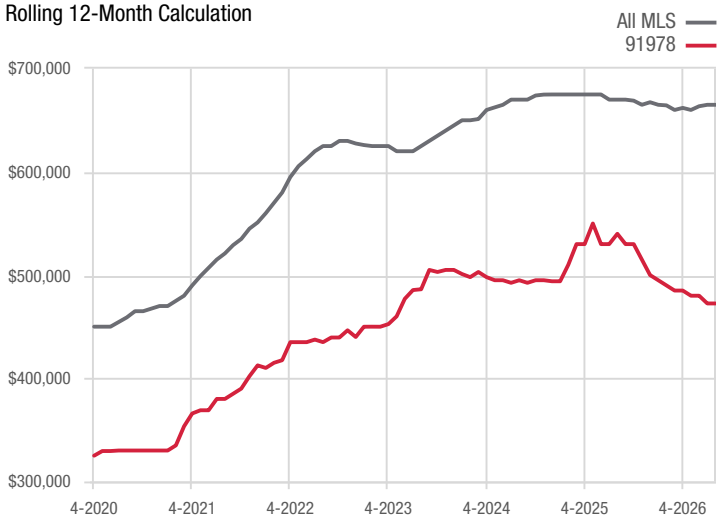
Median Sales Price - Single Family

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.