# Local Market Update for August 2026

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

# 92173

## San Ysidro

| Detached | August | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 8-2025** | **Thru 8-2026** | **% Change** |
| New Listings | 4 | **4** | 0.0% | 31 | **20** | - 35.5% |
| Pending Sales | 4 | **1** | - 75.0% | 17 | **14** | - 17.6% |
| Closed Sales | 4 | **1** | - 75.0% | 17 | **13** | - 23.5% |
| Median Sales Price* | $760,000 | **$702,000** | - 7.6% | $755,000 | **$750,000** | - 0.7% |
| Percent of Original List Price Received* | 95.0% | **101.0%** | + 6.3% | 97.0% | **103.9%** | + 7.1% |
| Days on Market Until Sale | 32 | **131** | + 309.4% | 49 | **71** | + 44.9% |
| Inventory of Homes for Sale | 8 | **3** | - 62.5% | — | **—** | — |
| Months Supply of Inventory | 3.5 | **1.4** | - 60.0% | — | **—** | — |

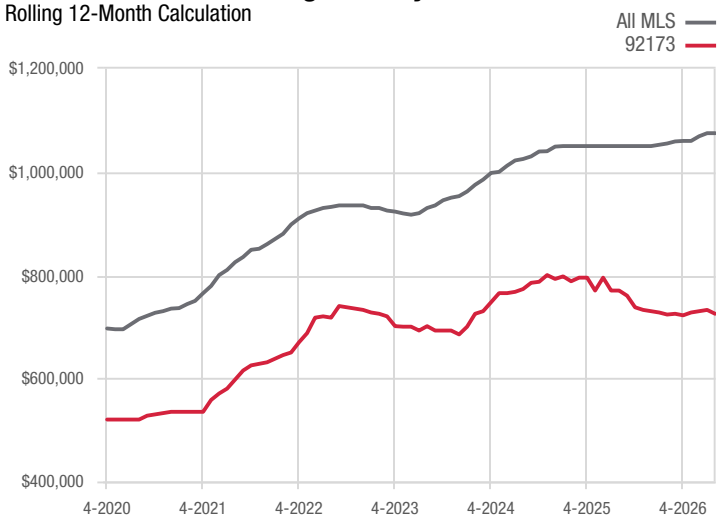
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Attached | August | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 8-2025** | **Thru 8-2026** | **% Change** |
| New Listings | 6 | **7** | + 16.7% | 31 | **38** | + 22.6% |
| Pending Sales | 2 | **1** | - 50.0% | 16 | **13** | - 18.8% |
| Closed Sales | 1 | **1** | 0.0% | 14 | **12** | - 14.3% |
| Median Sales Price* | $570,000 | **$440,000** | - 22.8% | $449,000 | **$487,500** | + 8.6% |
| Percent of Original List Price Received* | 97.9% | **101.4%** | + 3.6% | 97.3% | **99.5%** | + 2.3% |
| Days on Market Until Sale | 20 | **163** | + 715.0% | 46 | **79** | + 71.7% |
| Inventory of Homes for Sale | 10 | **15** | + 50.0% | — | **—** | — |
| Months Supply of Inventory | 4.2 | **5.7** | + 35.7% | — | **—** | — |

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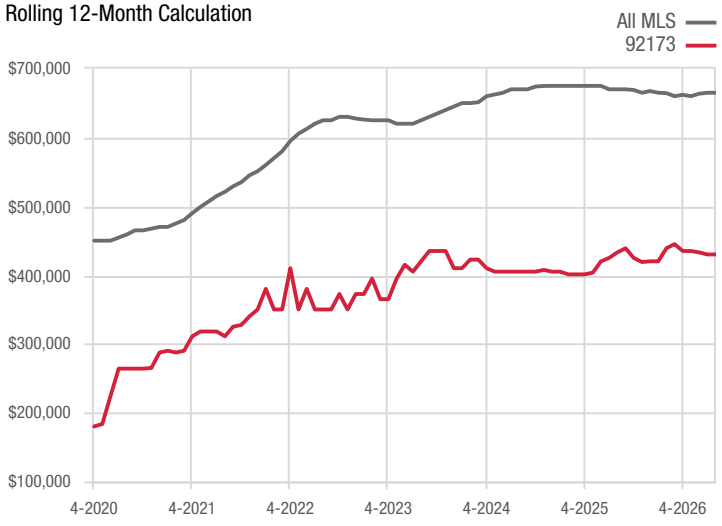
### Median Sales Price - Single Family

Rolling 12-Month Calculation




### Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation




SAN DIEGO | MLS

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.