

Local Market Update for September 2026

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

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Rancho San Diego

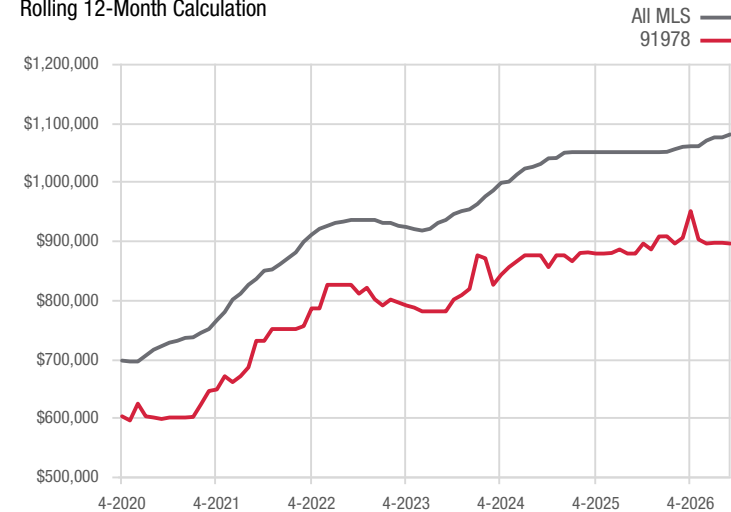
Detached	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	7	10	+ 42.9%	54	40	- 25.9%
Pending Sales	6	5	- 16.7%	39	26	- 33.3%
Closed Sales	2	5	+ 150.0%	35	26	- 25.7%
Median Sales Price*	\$879,000	\$895,000	+ 1.8%	\$898,500	\$880,000	- 2.1%
Percent of Original List Price Received*	95.6%	99.8%	+ 4.4%	99.9%	99.7%	- 0.2%
Days on Market Until Sale	90	56	- 37.8%	30	42	+ 40.0%
Inventory of Homes for Sale	7	7	0.0%	—	—	—
Months Supply of Inventory	1.5	2.5	+ 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	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	2	2	0.0%	21	26	+ 23.8%
Pending Sales	0	0	0.0%	8	13	+ 62.5%
Closed Sales	1	1	0.0%	9	15	+ 66.7%
Median Sales Price*	\$490,000	\$469,500	- 4.2%	\$550,000	\$469,700	- 14.6%
Percent of Original List Price Received*	102.1%	104.4%	+ 2.3%	100.6%	102.7%	+ 2.1%
Days on Market Until Sale	17	11	- 35.3%	21	41	+ 95.2%
Inventory of Homes for Sale	7	6	- 14.3%	—	—	—
Months Supply of Inventory	5.7	3.1	- 45.6%	—	—	—

* 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

