

Local Market Update for September 2026

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

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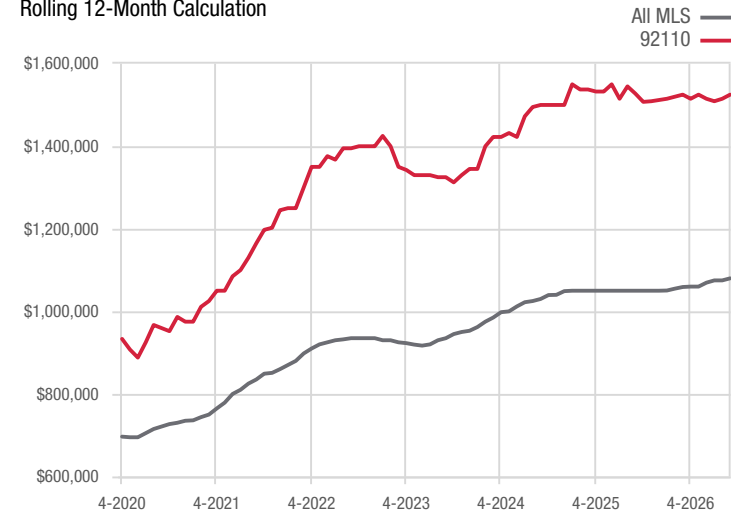
Detached	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	15	11	- 26.7%	144	116	- 19.4%
Pending Sales	7	4	- 42.9%	79	70	- 11.4%
Closed Sales	8	4	- 50.0%	73	66	- 9.6%
Median Sales Price*	\$1,370,000	\$1,640,425	+ 19.7%	\$1,550,000	\$1,592,500	+ 2.7%
Percent of Original List Price Received*	96.6%	104.1%	+ 7.8%	96.9%	100.0%	+ 3.2%
Days on Market Until Sale	20	72	+ 260.0%	35	27	- 22.9%
Inventory of Homes for Sale	19	21	+ 10.5%	—	—	—
Months Supply of Inventory	2.5	2.9	+ 16.0%	—	—	—

* 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	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	30	26	- 13.3%	209	222	+ 6.2%
Pending Sales	13	16	+ 23.1%	110	135	+ 22.7%
Closed Sales	16	14	- 12.5%	105	122	+ 16.2%
Median Sales Price*	\$605,000	\$710,000	+ 17.4%	\$648,000	\$615,000	- 5.1%
Percent of Original List Price Received*	96.6%	94.0%	- 2.7%	97.3%	96.1%	- 1.2%
Days on Market Until Sale	33	64	+ 93.9%	35	46	+ 31.4%
Inventory of Homes for Sale	59	34	- 42.4%	—	—	—
Months Supply of Inventory	5.2	2.4	- 53.8%	—	—	—

* 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

