Local Market Update for October 2026

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

91978

Rancho San Diego

Detached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	4	**4**	0.0%	58	**44**	- 24.1%
Pending Sales	1	**3**	+ 200.0%	40	**29**	- 27.5%
Closed Sales	6	**4**	- 33.3%	41	**31**	- 24.4%
Median Sales Price*	$848,873	**$912,500**	+ 7.5%	$898,500	**$885,000**	- 1.5%
Percent of Original List Price Received*	97.4%	**96.2%**	- 1.2%	99.5%	**99.0%**	- 0.5%
Days on Market Until Sale	16	**25**	+ 56.3%	28	**41**	+ 46.4%
Inventory of Homes for Sale	10	**8**	- 20.0%	—	**—**	—
Months Supply of Inventory	2.3	**2.7**	+ 17.4%	—	**—**	—

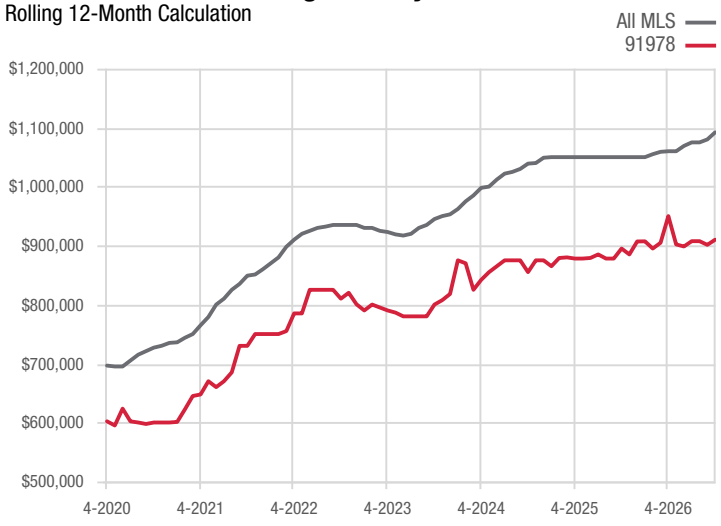
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	3	**0**	- 100.0%	24	**26**	+ 8.3%
Pending Sales	4	**1**	- 75.0%	12	**14**	+ 16.7%
Closed Sales	0	**0**	0.0%	9	**15**	+ 66.7%
Median Sales Price*	—	**—**	—	$550,000	**$469,700**	- 14.6%
Percent of Original List Price Received*	—	**—**	—	100.6%	**102.7%**	+ 2.1%
Days on Market Until Sale	—	**—**	—	21	**41**	+ 95.2%
Inventory of Homes for Sale	6	**5**	- 16.7%	—	**—**	—
Months Supply of Inventory	3.9	**3.1**	- 20.5%	—	**—**	—

* 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.

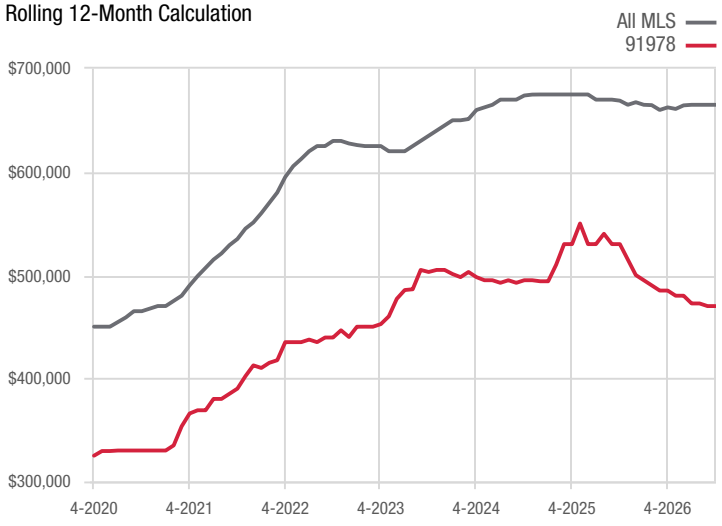
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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Current as of November 5, 2026. All data from the San Diego MLS. Report © 2026 ShowingTime Plus, LLC. Percent changes are calculated using rounded figures.