Local Market Update for October 2026

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

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Detached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	39	**39**	0.0%	407	**338**	- 17.0%
Pending Sales	34	**12**	- 64.7%	295	**243**	- 17.6%
Closed Sales	36	**15**	- 58.3%	276	**240**	- 13.0%
Median Sales Price*	$823,500	**$782,500**	- 5.0%	$855,000	**$867,000**	+ 1.4%
Percent of Original List Price Received*	99.0%	**98.9%**	- 0.1%	99.9%	**100.3%**	+ 0.4%
Days on Market Until Sale	36	**32**	- 11.1%	29	**26**	- 10.3%
Inventory of Homes for Sale	40	**47**	+ 17.5%	—	**—**	—
Months Supply of Inventory	1.5	**2.1**	+ 40.0%	—	**—**	—

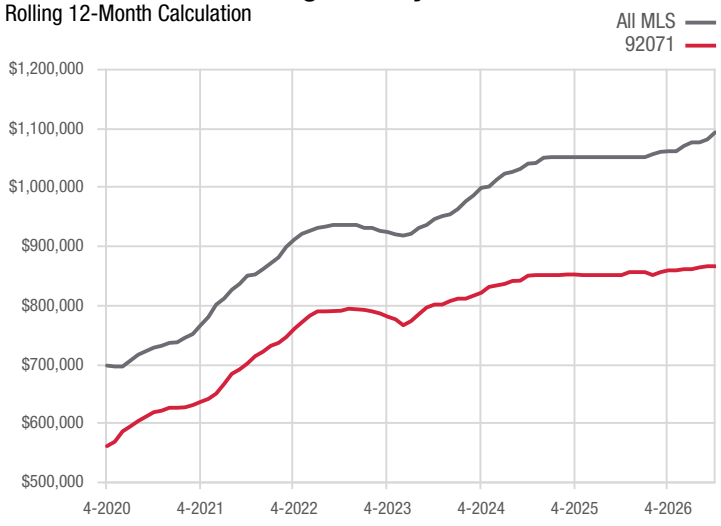
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	23	**23**	0.0%	246	**290**	+ 17.9%
Pending Sales	12	**14**	+ 16.7%	146	**171**	+ 17.1%
Closed Sales	12	**9**	- 25.0%	137	**168**	+ 22.6%
Median Sales Price*	$542,000	**$540,000**	- 0.4%	$595,000	**$588,000**	- 1.2%
Percent of Original List Price Received*	98.6%	**96.7%**	- 1.9%	98.5%	**98.9%**	+ 0.4%
Days on Market Until Sale	31	**39**	+ 25.8%	41	**38**	- 7.3%
Inventory of Homes for Sale	42	**48**	+ 14.3%	—	**—**	—
Months Supply of Inventory	2.9	**2.9**	0.0%	—	**—**	—

* 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.

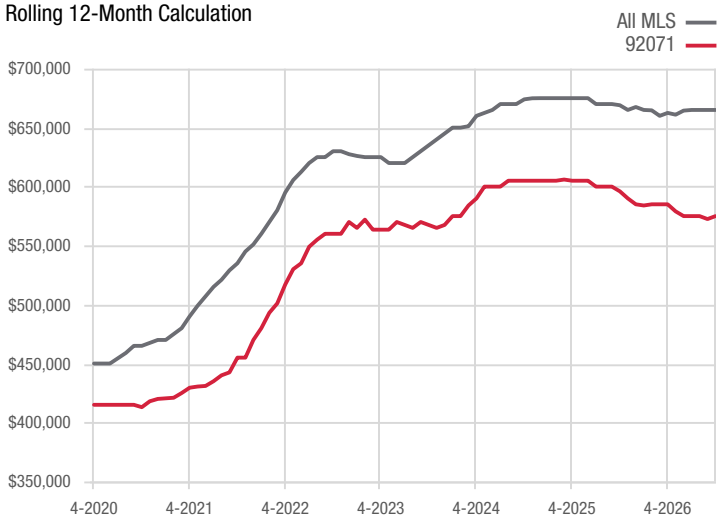
Median Sales Price - Single Family

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.