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	15	**11**	- 26.7%	159	**125**	- 21.4%
Pending Sales	7	**3**	- 57.1%	86	**74**	- 14.0%
Closed Sales	9	**6**	- 33.3%	82	**72**	- 12.2%
Median Sales Price*	$1,364,800	**$2,037,500**	+ 49.3%	$1,527,500	**$1,597,500**	+ 4.6%
Percent of Original List Price Received*	93.4%	**100.7%**	+ 7.8%	96.5%	**100.0%**	+ 3.6%
Days on Market Until Sale	32	**29**	- 9.4%	35	**27**	- 22.9%
Inventory of Homes for Sale	21	**24**	+ 14.3%	—	**—**	—
Months Supply of Inventory	2.7	**3.4**	+ 25.9%	—	**—**	—

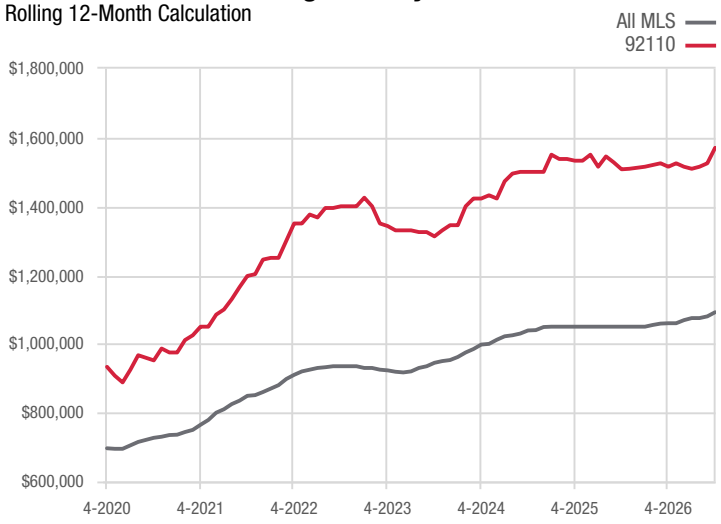
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	October			Year to Date		
Key Metrics	2025	2026	% Change	Thru 10-2025	Thru 10-2026	% Change
New Listings	28	**16**	- 42.9%	237	**238**	+ 0.4%
Pending Sales	12	**6**	- 50.0%	122	**141**	+ 15.6%
Closed Sales	17	**18**	+ 5.9%	122	**141**	+ 15.6%
Median Sales Price*	$615,000	**$650,825**	+ 5.8%	$628,000	**$615,000**	- 2.1%
Percent of Original List Price Received*	95.5%	**98.1%**	+ 2.7%	97.1%	**96.4%**	- 0.7%
Days on Market Until Sale	25	**40**	+ 60.0%	33	**45**	+ 36.4%
Inventory of Homes for Sale	60	**43**	- 28.3%	—	**—**	—
Months Supply of Inventory	5.1	**3.2**	- 37.3%	—	**—**	—

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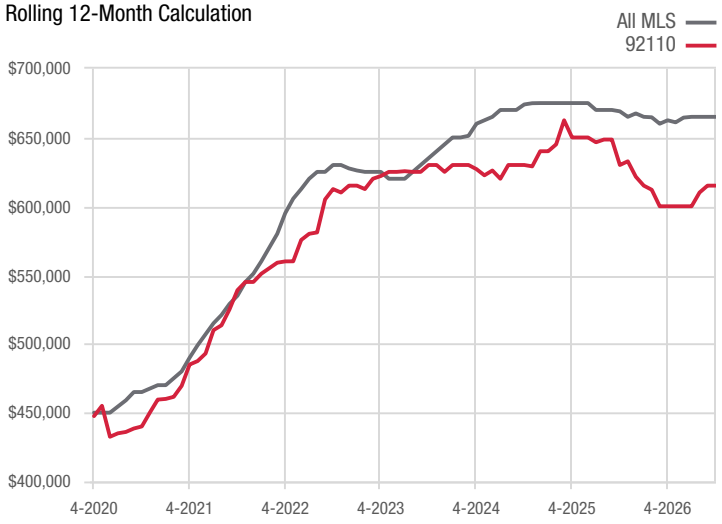
Median Sales Price - Single Family

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.