

Local Market Update for May 2026

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

91978

Rancho San Diego

Detached	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	11	3	- 72.7%	33	21	- 36.4%
Pending Sales	5	4	- 20.0%	19	16	- 15.8%
Closed Sales	5	3	- 40.0%	15	16	+ 6.7%
Median Sales Price*	\$1,087,500	\$859,000	- 21.0%	\$865,000	\$875,000	+ 1.2%
Percent of Original List Price Received*	104.4%	101.4%	- 2.9%	103.0%	99.6%	- 3.3%
Days on Market Until Sale	16	44	+ 175.0%	22	45	+ 104.5%
Inventory of Homes for Sale	13	4	- 69.2%	—	—	—
Months Supply of Inventory	2.9	1.1	- 62.1%	—	—	—

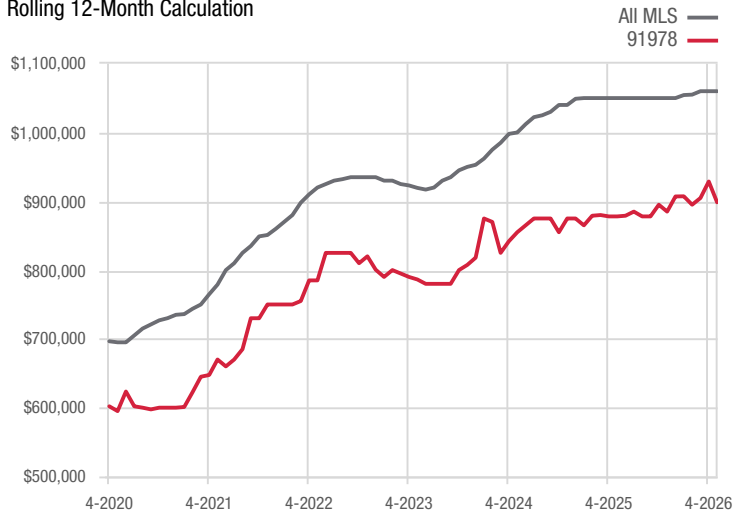
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	2	4	+ 100.0%	7	17	+ 142.9%
Pending Sales	1	3	+ 200.0%	4	9	+ 125.0%
Closed Sales	0	2	—	4	7	+ 75.0%
Median Sales Price*	—	\$469,900	—	\$557,000	\$477,500	- 14.3%
Percent of Original List Price Received*	—	100.0%	—	100.2%	99.9%	- 0.3%
Days on Market Until Sale	—	78	—	26	47	+ 80.8%
Inventory of Homes for Sale	2	4	+ 100.0%	—	—	—
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.

Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation

