

Local Market Update for May 2026

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

92173

San Ysidro

Detached	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	5	2	- 60.0%	19	13	- 31.6%
Pending Sales	1	3	+ 200.0%	8	12	+ 50.0%
Closed Sales	2	5	+ 150.0%	9	8	- 11.1%
Median Sales Price*	\$592,500	\$760,000	+ 28.3%	\$765,000	\$727,500	- 4.9%
Percent of Original List Price Received*	91.6%	96.3%	+ 5.1%	96.6%	100.3%	+ 3.8%
Days on Market Until Sale	160	85	- 46.9%	69	73	+ 5.8%
Inventory of Homes for Sale	10	4	- 60.0%	—	—	—
Months Supply of Inventory	4.5	1.5	- 66.7%	—	—	—

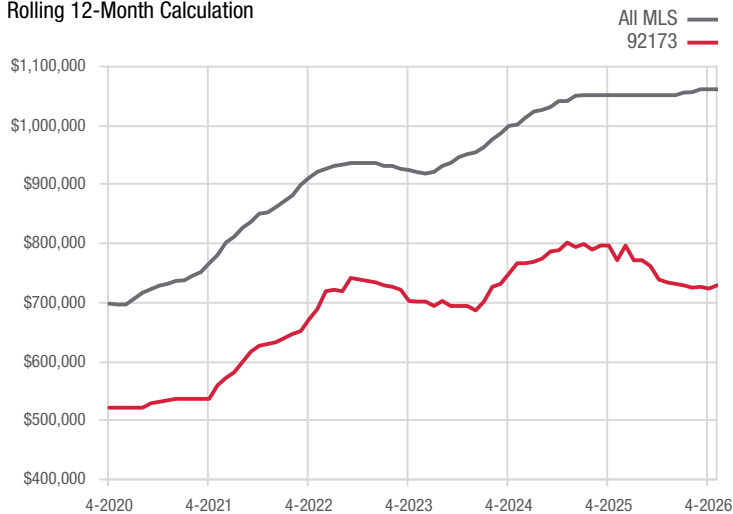
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	2	2	0.0%	19	18	- 5.3%
Pending Sales	3	1	- 66.7%	10	11	+ 10.0%
Closed Sales	0	2	—	6	9	+ 50.0%
Median Sales Price*	—	\$419,950	—	\$376,026	\$437,000	+ 16.2%
Percent of Original List Price Received*	—	101.3%	—	93.6%	99.7%	+ 6.5%
Days on Market Until Sale	—	10	—	63	51	- 19.0%
Inventory of Homes for Sale	9	12	+ 33.3%	—	—	—
Months Supply of Inventory	3.0	4.8	+ 60.0%	—	—	—

* 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

