

# Monthly Indicators

## February 2026

Despite improving affordability conditions, U.S. existing-home sales declined 8.4% to a seasonally adjusted annual rate of 3.91 million, a 4.4% drop from one year earlier, according to the National Association of REALTORS® (NAR). The slowdown followed a 5.1% increase the previous month and modest gains throughout the fall. Sales retreated month-over-month and year-over-year in all four regions.

Closed Sales decreased 2.0 percent for Detached homes and 11.6 percent for Attached homes. Pending Sales increased 0.3 percent for Detached homes and 0.4 percent for Attached homes. Inventory decreased 19.1 percent for Detached homes and 10.1 percent for Attached homes.

Median Sales Price increased 2.1 percent to \$1,089,795 for Detached homes but decreased 2.2 percent to \$660,000 for Attached homes. Days on Market increased 10.8 percent for Detached homes and 22.0 percent for Attached homes. Months Supply of Inventory decreased 20.8 percent for Detached homes and 6.7 percent for Attached homes.

Nationally, the median existing-home price inched up 0.9% year-over-year to \$396,800, a new high for the month, NAR reported. Home prices have continued to rise across much of the country, in part due to low supply, which remains below pre-pandemic levels. Total housing inventory stood at 1.22 million units as of the most recent reading, up 3.4% from one year earlier, representing a 3.7-month supply at the current sales pace.

## Monthly Snapshot

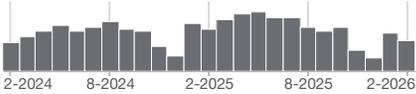
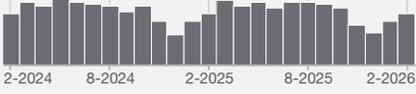
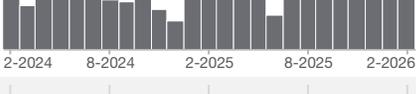
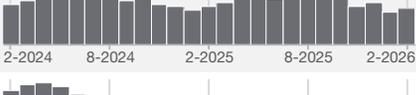
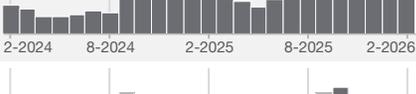
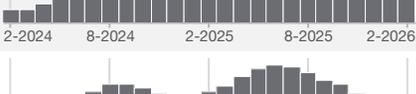
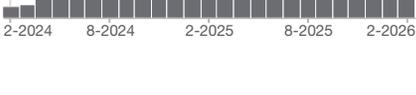
<b>- 5.6%</b>	<b>+ 1.1%</b>	<b>- 15.4%</b>
One-Year Change in <b>Closed Sales</b> All Properties	One-Year Change in <b>Median Sales Price</b> All Properties	One-Year Change in <b>Homes for Sale</b> All Properties

Residential real estate activity in San Diego County composed of single family properties, townhomes and condominiums. Percent changes are calculated using rounded figures.

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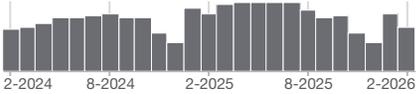
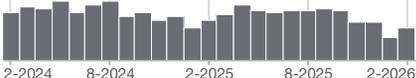
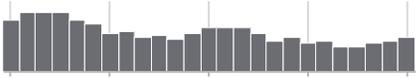
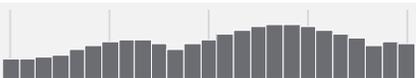
# Detached Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. **Detached homes only.**

Key Metrics	Historical Sparkbars	2-2025	2-2026	% Change	YTD 2025	YTD 2026	% Change
<b>New Listings</b>		1,824	<b>1,503</b>	- 17.6%	3,868	<b>3,225</b>	- 16.6%
<b>Pending Sales</b>		1,183	<b>1,186</b>	+ 0.3%	2,254	<b>2,263</b>	+ 0.4%
<b>Closed Sales</b>		1,029	<b>1,008</b>	- 2.0%	1,975	<b>1,859</b>	- 5.9%
<b>Median Sales Price</b>		\$1,066,906	<b>\$1,089,795</b>	+ 2.1%	\$1,050,000	<b>\$1,075,000</b>	+ 2.4%
<b>Average Sales Price</b>		\$1,405,991	<b>\$1,406,108</b>	+ 0.0%	\$1,408,537	<b>\$1,416,473</b>	+ 0.6%
<b>\$ Volume of Closed Sales (in millions)</b>		\$1,445	<b>\$1,415</b>	- 2.1%	\$2,775	<b>\$2,626</b>	- 5.4%
<b>Pct. of Orig. Price Received</b>		98.7%	<b>98.2%</b>	- 0.5%	98.1%	<b>97.8%</b>	- 0.3%
<b>Days on Market Until Sale</b>		37	<b>41</b>	+ 10.8%	40	<b>43</b>	+ 7.5%
<b>Housing Affordability Index</b>		40	<b>42</b>	+ 5.0%	40	<b>42</b>	+ 5.0%
<b>Inventory of Homes for Sale</b>		2,940	<b>2,379</b>	- 19.1%	—	—	—
<b>Months Supply of Inventory</b>		2.4	<b>1.9</b>	- 20.8%	—	—	—

# Attached Market Overview

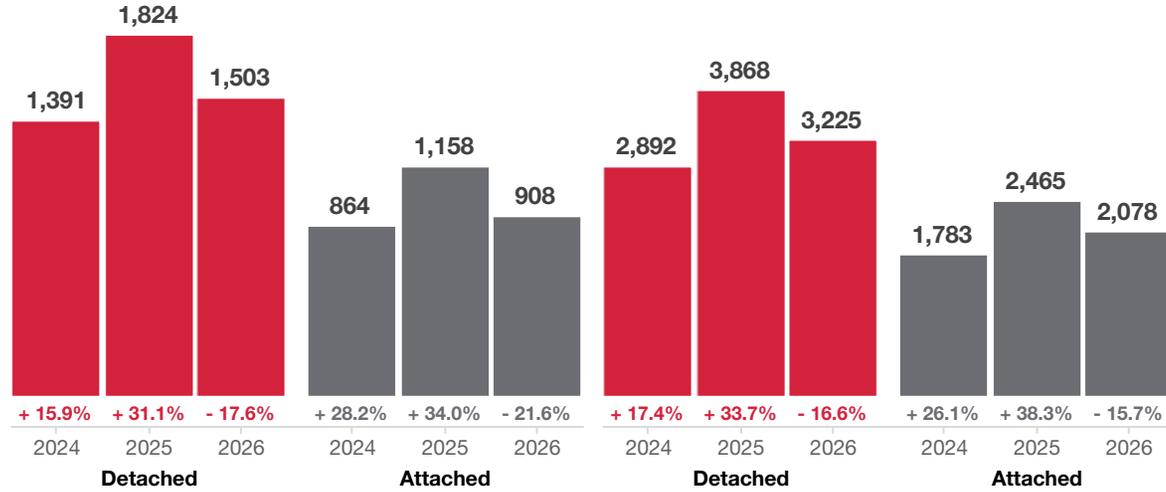
Key metrics by report month and for year-to-date (YTD) starting from the first of the year. **Attached homes only.**

Key Metrics	Historical Sparkbars	2-2025	2-2026	% Change	YTD 2025	YTD 2026	% Change
<b>New Listings</b>		1,158	<b>908</b>	- 21.6%	2,465	<b>2,078</b>	- 15.7%
<b>Pending Sales</b>		677	<b>680</b>	+ 0.4%	1,306	<b>1,251</b>	- 4.2%
<b>Closed Sales</b>		612	<b>541</b>	- 11.6%	1,148	<b>966</b>	- 15.9%
<b>Median Sales Price</b>		\$675,000	<b>\$660,000</b>	- 2.2%	\$670,000	<b>\$645,000</b>	- 3.7%
<b>Average Sales Price</b>		\$799,424	<b>\$770,849</b>	- 3.6%	\$801,939	<b>\$779,213</b>	- 2.8%
<b>\$ Volume of Closed Sales (in millions)</b>		\$487	<b>\$413</b>	- 15.2%	\$917	<b>\$749</b>	- 18.3%
<b>Pct. of Orig. Price Received</b>		98.5%	<b>97.6%</b>	- 0.9%	98.2%	<b>97.4%</b>	- 0.8%
<b>Days on Market Until Sale</b>		41	<b>50</b>	+ 22.0%	43	<b>51</b>	+ 18.6%
<b>Housing Affordability Index</b>		63	<b>69</b>	+ 9.5%	63	<b>70</b>	+ 11.1%
<b>Inventory of Homes for Sale</b>		2,048	<b>1,841</b>	- 10.1%	—	—	—
<b>Months Supply of Inventory</b>		3.0	<b>2.8</b>	- 6.7%	—	—	—

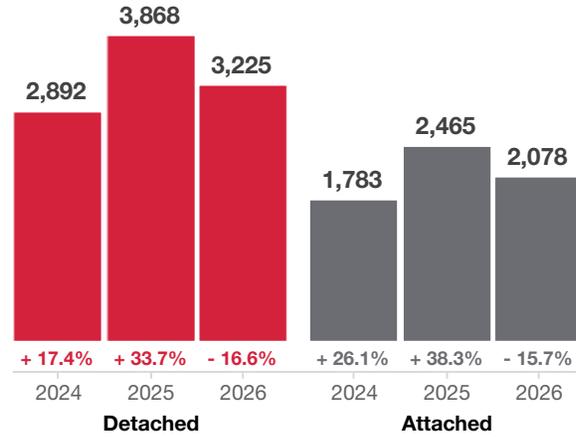
# New Listings

A count of the properties that have been newly listed on the market in a given month.

## February

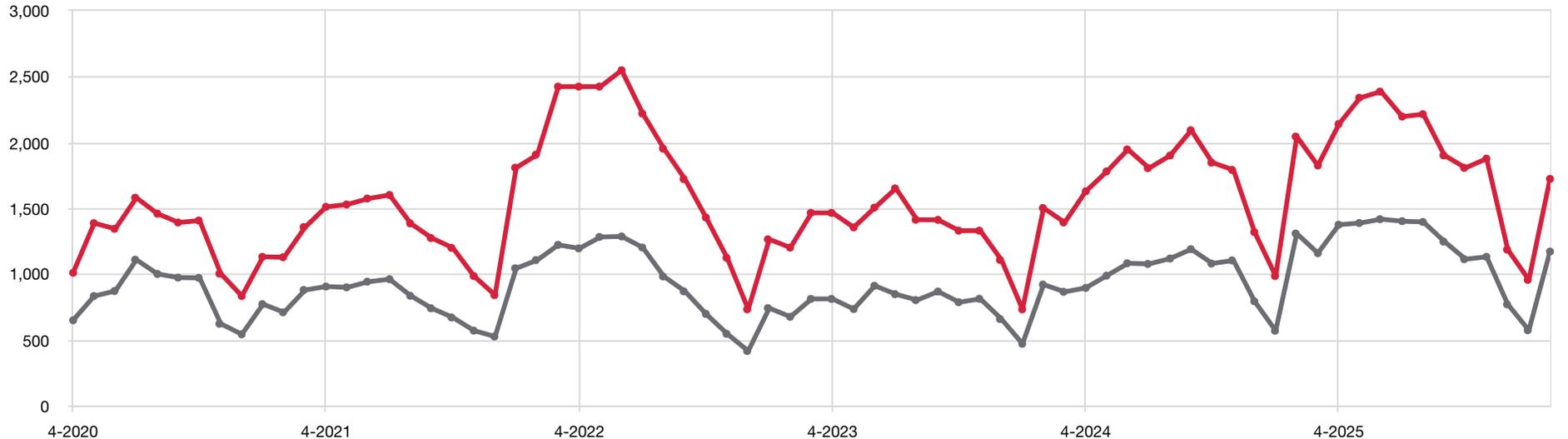


## Year to Date



New Listings	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
Mar-2025	2,139	+ 31.4%	1,374	+ 53.7%
Apr-2025	2,339	+ 31.5%	1,387	+ 40.5%
May-2025	2,386	+ 22.6%	1,416	+ 31.0%
Jun-2025	2,196	+ 21.7%	1,401	+ 30.2%
Jul-2025	2,214	+ 16.5%	1,395	+ 24.9%
Aug-2025	1,901	- 9.1%	1,246	+ 4.9%
Sep-2025	1,806	- 2.2%	1,112	+ 3.1%
Oct-2025	1,876	+ 4.8%	1,130	+ 2.4%
Nov-2025	1,185	- 10.1%	769	- 2.9%
Dec-2025	955	- 2.9%	572	+ 0.7%
Jan-2026	1,722	- 15.8%	1,170	- 10.5%
<b>Feb-2026</b>	<b>1,503</b>	<b>- 17.6%</b>	<b>908</b>	<b>- 21.6%</b>
12-Month Avg	1,852	+ 6.0%	1,157	+ 12.4%

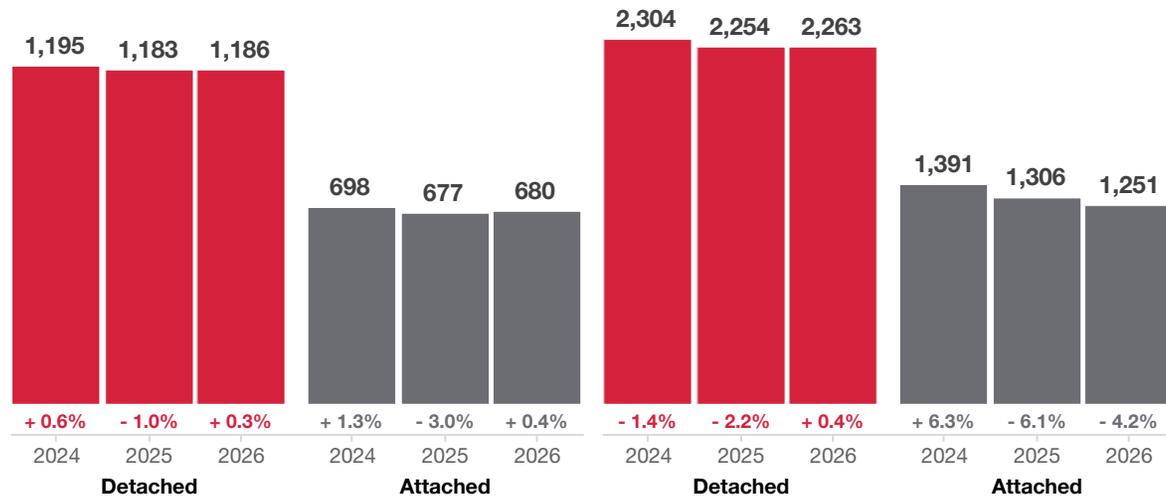
## Historical New Listings by Month



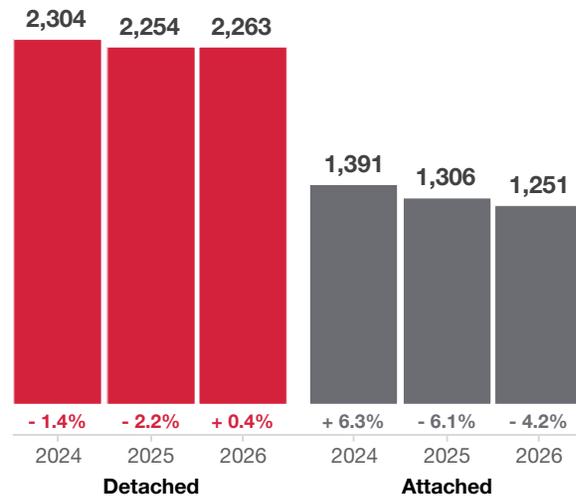
# Pending Sales

A count of the properties on which offers have been accepted in a given month.

## February

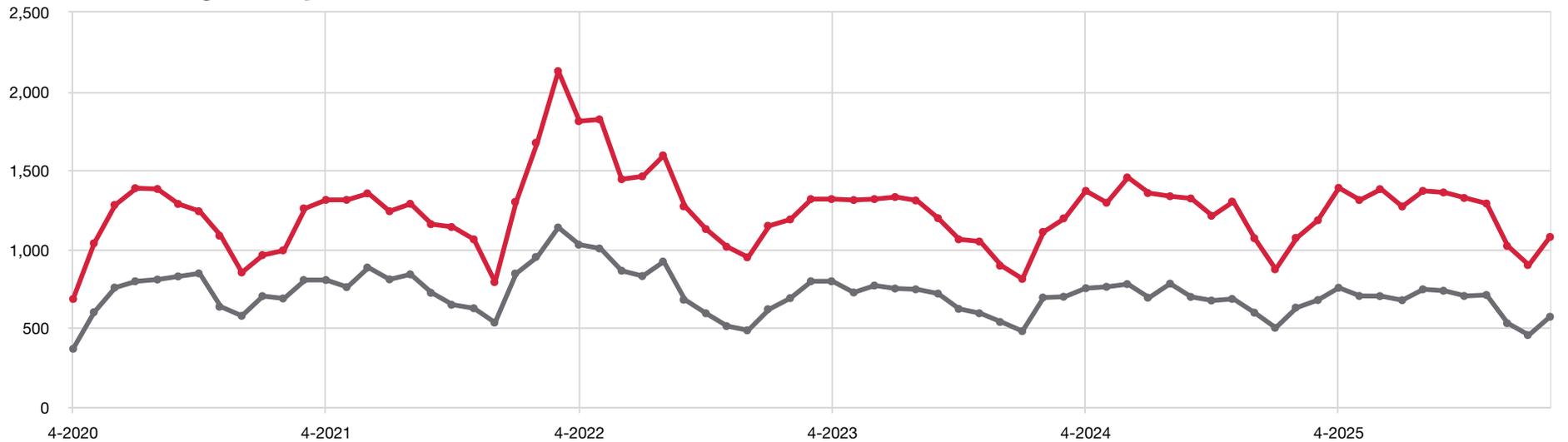


## Year to Date



Pending Sales	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
Mar-2025	1,388	+ 1.4%	755	+ 0.4%
Apr-2025	1,311	+ 1.3%	703	- 7.6%
May-2025	1,380	- 5.1%	702	- 9.8%
Jun-2025	1,270	- 6.3%	676	- 2.3%
Jul-2025	1,369	+ 2.5%	745	- 4.6%
Aug-2025	1,359	+ 2.9%	736	+ 5.6%
Sep-2025	1,324	+ 9.3%	703	+ 4.3%
Oct-2025	1,289	- 0.9%	709	+ 3.7%
Nov-2025	1,020	- 4.6%	530	- 11.2%
Dec-2025	899	+ 3.1%	455	- 9.2%
Jan-2026	1,077	+ 0.6%	571	- 9.2%
<b>Feb-2026</b>	<b>1,186</b>	<b>+ 0.3%</b>	<b>680</b>	<b>+ 0.4%</b>
12-Month Avg	1,239	+ 0.2%	664	- 3.1%

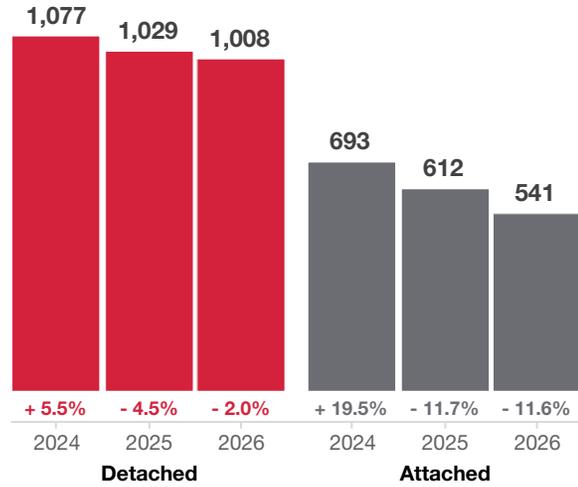
## Historical Pending Sales by Month



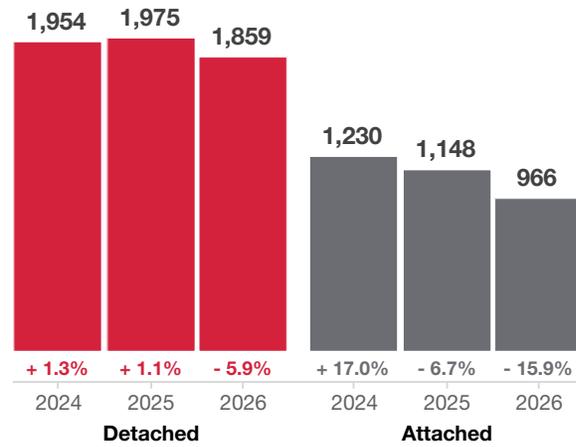
# Closed Sales

A count of the actual sales that closed in a given month.

## February

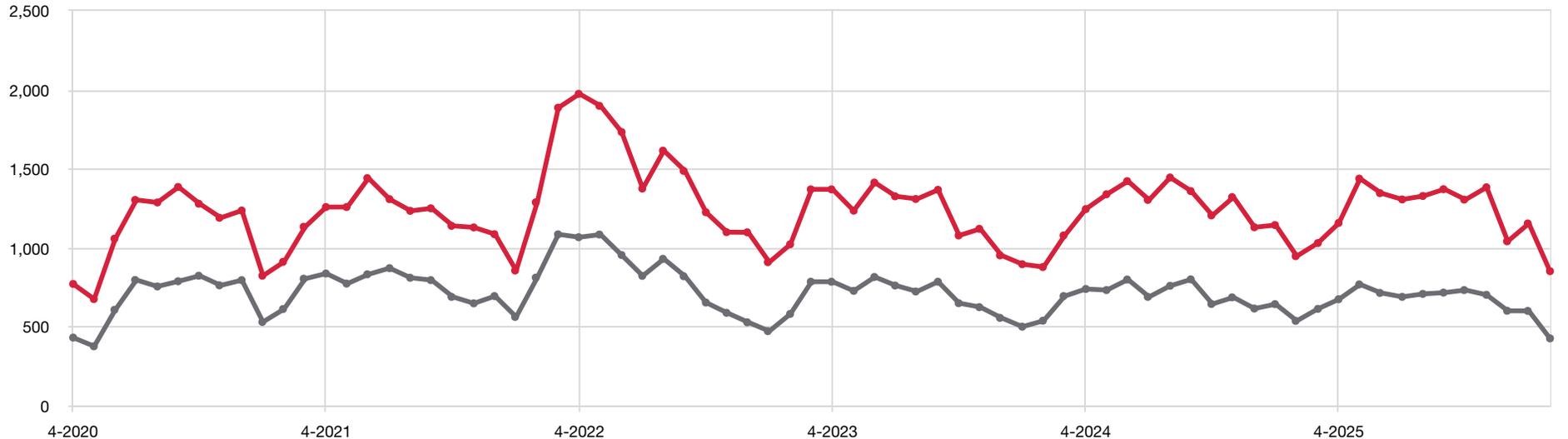


## Year to Date



Closed Sales	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
Mar-2025	1,156	- 7.1%	673	- 8.8%
Apr-2025	1,437	+ 7.4%	767	+ 4.9%
May-2025	1,345	- 5.3%	713	- 10.7%
Jun-2025	1,305	+ 0.2%	688	0.0%
Jul-2025	1,327	- 8.1%	707	- 6.7%
Aug-2025	1,370	+ 0.9%	715	- 10.5%
Sep-2025	1,304	+ 8.3%	731	+ 13.7%
Oct-2025	1,382	+ 4.7%	701	+ 2.3%
Nov-2025	1,040	- 7.9%	600	- 2.3%
Dec-2025	1,153	+ 0.9%	599	- 6.7%
Jan-2026	851	- 10.0%	425	- 20.7%
<b>Feb-2026</b>	<b>1,008</b>	<b>- 2.0%</b>	<b>541</b>	<b>- 11.6%</b>
12-Month Avg	1,223	- 1.3%	655	- 4.7%

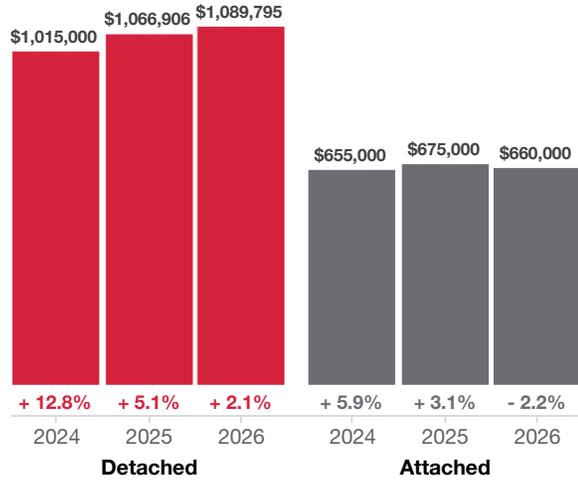
## Historical Closed Sales by Month



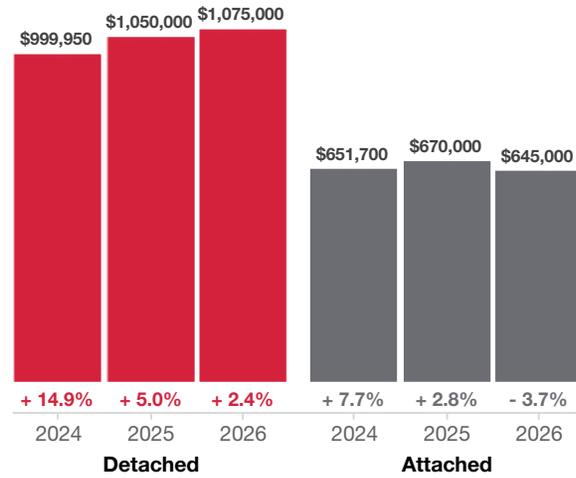
# Median Sales Price

Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

## February



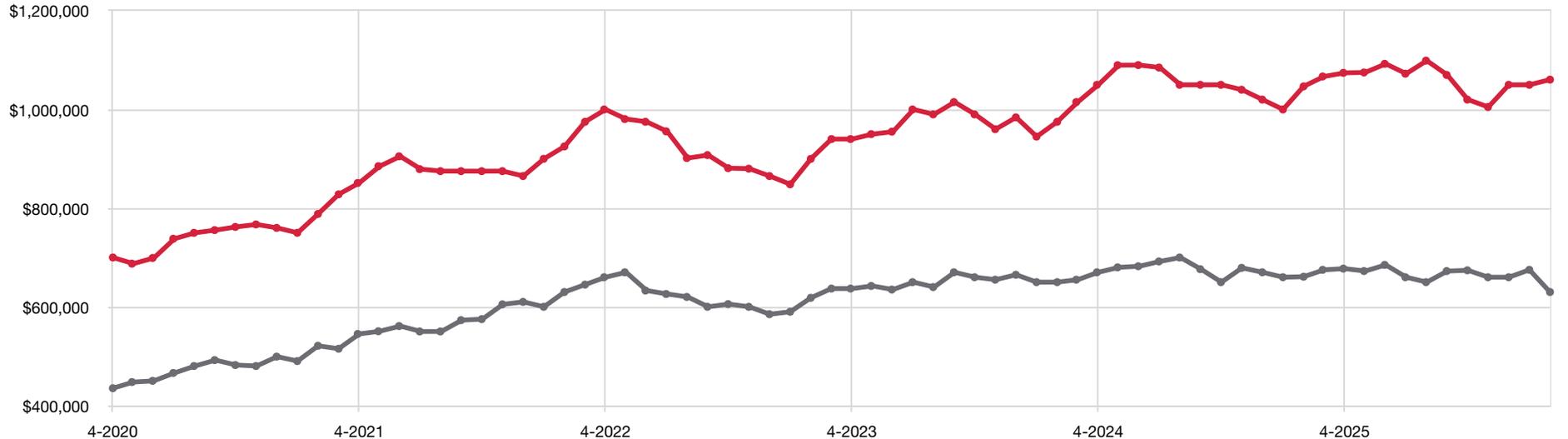
## Year to Date



Median Sales Price	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
Mar-2025	\$1,074,250	+ 2.3%	\$677,450	+ 1.1%
Apr-2025	\$1,075,000	- 1.4%	\$672,500	- 1.1%
May-2025	\$1,092,500	+ 0.2%	\$685,000	+ 0.4%
Jun-2025	\$1,072,500	- 1.2%	\$660,000	- 4.6%
Jul-2025	\$1,099,000	+ 4.7%	\$650,000	- 7.1%
Aug-2025	\$1,070,000	+ 1.9%	\$672,450	- 0.6%
Sep-2025	\$1,020,000	- 2.9%	\$674,000	+ 3.7%
Oct-2025	\$1,005,000	- 3.4%	\$660,000	- 2.8%
Nov-2025	\$1,050,000	+ 2.9%	\$660,000	- 1.5%
Dec-2025	\$1,050,000	+ 5.0%	\$675,000	+ 2.3%
Jan-2026	\$1,060,500	+ 1.3%	\$630,000	- 4.7%
<b>Feb-2026</b>	<b>\$1,089,795</b>	<b>+ 2.1%</b>	<b>\$660,000</b>	<b>- 2.2%</b>
12-Month Avg*	\$1,060,000	+ 1.0%	\$665,000	- 1.5%

\* Median Sales Price for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

## Historical Median Sales Price by Month



# Average Sales Price

Average sales price for all closed sales, not accounting for seller concessions, in a given month.

## February

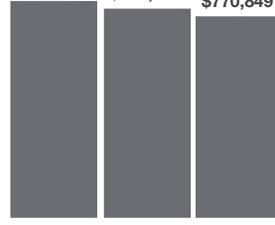
\$1,398,253 \$1,405,991 \$1,406,108



+ 21.7% + 0.6% + 0.0%

Detached

\$822,891 \$799,424 \$770,849



+ 16.1% - 2.9% - 3.6%

Attached

## Year to Date

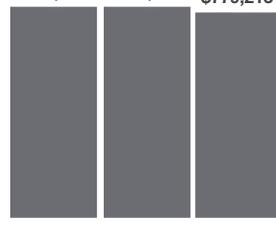
\$1,353,032 \$1,408,537 \$1,416,473



+ 16.5% + 4.1% + 0.6%

Detached

\$802,564 \$801,939 \$779,213



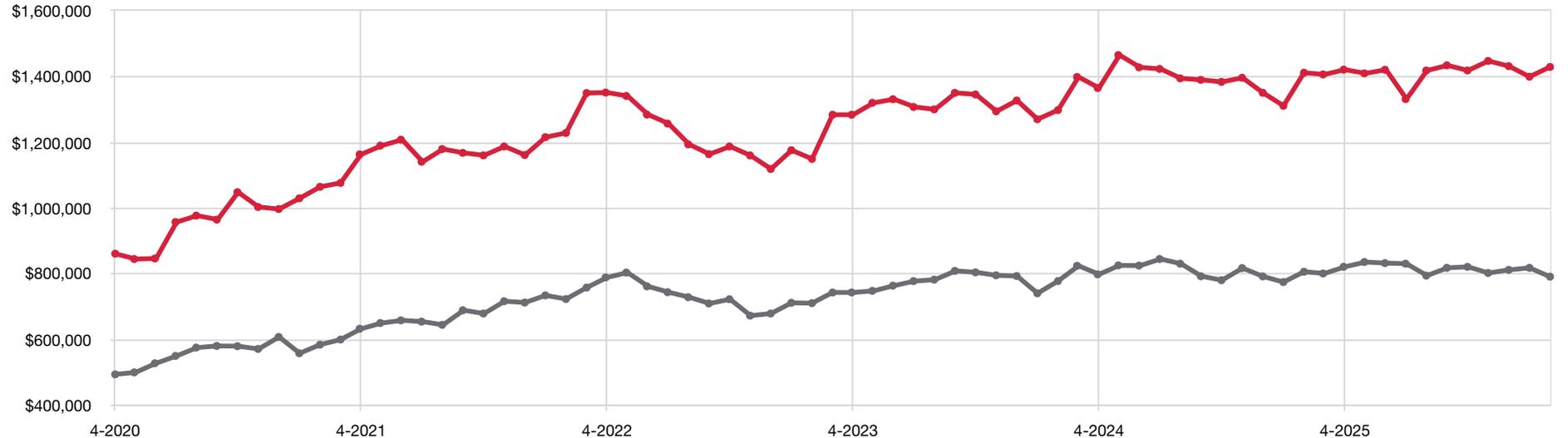
+ 13.1% - 0.1% - 2.8%

Attached

Avg. Sales Price	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
Mar-2025	\$1,420,580	+ 4.1%	\$819,907	+ 2.9%
Apr-2025	\$1,409,330	- 3.8%	\$834,299	+ 1.2%
May-2025	\$1,420,359	- 0.5%	\$831,077	+ 0.9%
Jun-2025	\$1,330,987	- 6.5%	\$829,263	- 1.7%
Jul-2025	\$1,417,996	+ 1.7%	\$792,993	- 4.4%
Aug-2025	\$1,433,679	+ 3.2%	\$816,706	+ 3.2%
Sep-2025	\$1,418,097	+ 2.5%	\$819,796	+ 5.2%
Oct-2025	\$1,447,110	+ 3.7%	\$800,992	- 1.8%
Nov-2025	\$1,431,207	+ 6.0%	\$810,441	+ 2.5%
Dec-2025	\$1,399,040	+ 6.8%	\$816,707	+ 5.6%
Jan-2026	\$1,428,768	+ 1.2%	\$789,761	- 1.9%
<b>Feb-2026</b>	<b>\$1,406,108</b>	<b>+ 0.0%</b>	<b>\$770,849</b>	<b>- 3.6%</b>
12-Month Avg*	\$1,413,279	+ 1.3%	\$812,821	+ 0.8%

\* Avg. Sales Price for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

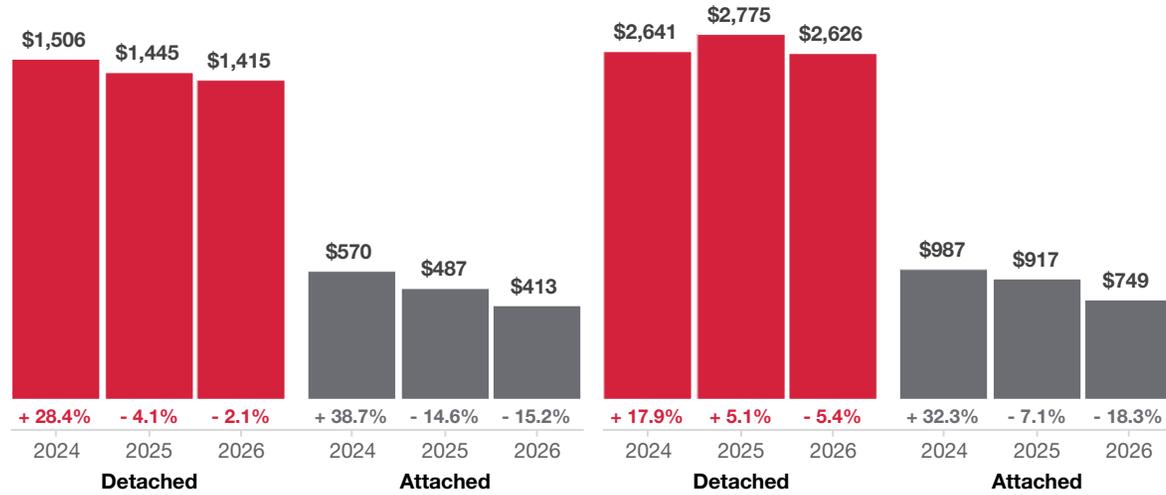
## Historical Average Sales Price by Month



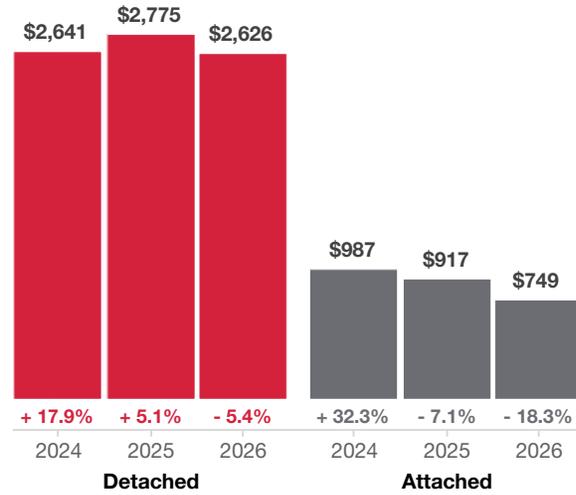
# Dollar Volume of Closed Sales (in millions)

The total dollar volume for all closed sales in a given month (in millions). Does not account for seller concessions.

## February

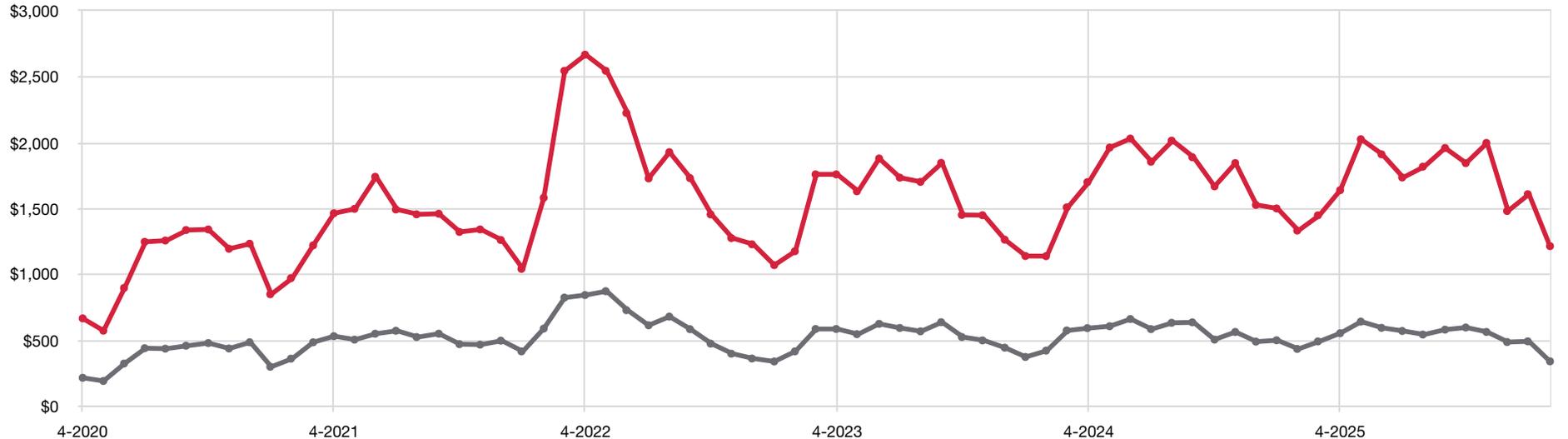


## Year to Date



\$ Volume of Closed Sales (in millions)	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
Mar-2025	\$1,637	- 3.6%	\$549	- 6.6%
Apr-2025	\$2,024	+ 3.3%	\$637	+ 5.8%
May-2025	\$1,909	- 5.9%	\$590	- 10.2%
Jun-2025	\$1,733	- 6.5%	\$566	- 2.4%
Jul-2025	\$1,815	- 9.8%	\$539	- 14.3%
Aug-2025	\$1,957	+ 3.7%	\$577	- 8.7%
Sep-2025	\$1,842	+ 10.6%	\$593	+ 18.4%
Oct-2025	\$1,996	+ 8.3%	\$559	0.0%
Nov-2025	\$1,478	- 3.0%	\$482	- 0.6%
Dec-2025	\$1,606	+ 7.2%	\$488	- 1.6%
Jan-2026	\$1,212	- 8.8%	\$336	- 21.9%
<b>Feb-2026</b>	<b>\$1,415</b>	<b>- 2.1%</b>	<b>\$413</b>	<b>- 15.2%</b>
12-Month Avg	\$1,719	- 0.6%	\$527	- 4.8%

## Historical Dollar Volume of Closed Sales (in millions) by Month

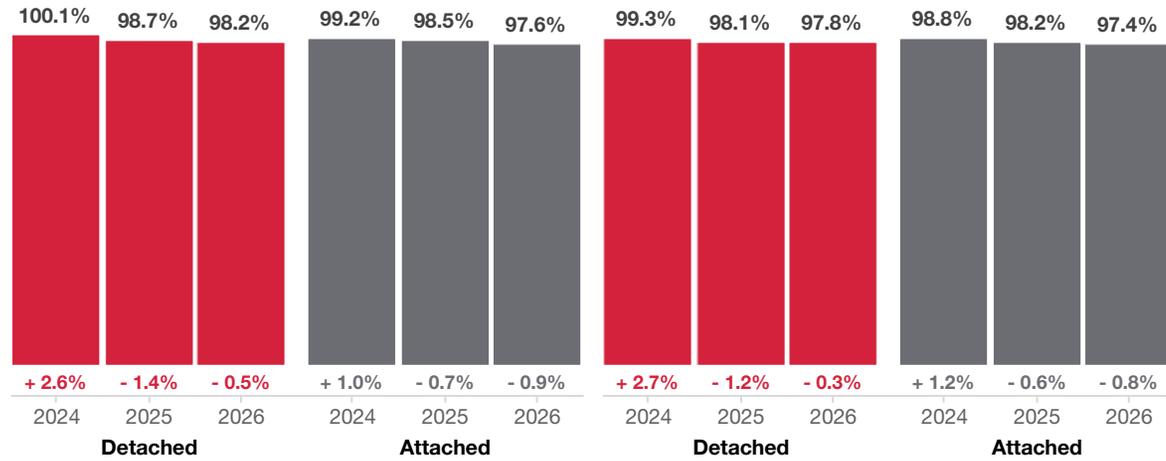


# Percent of Original List Price Received

Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

## February

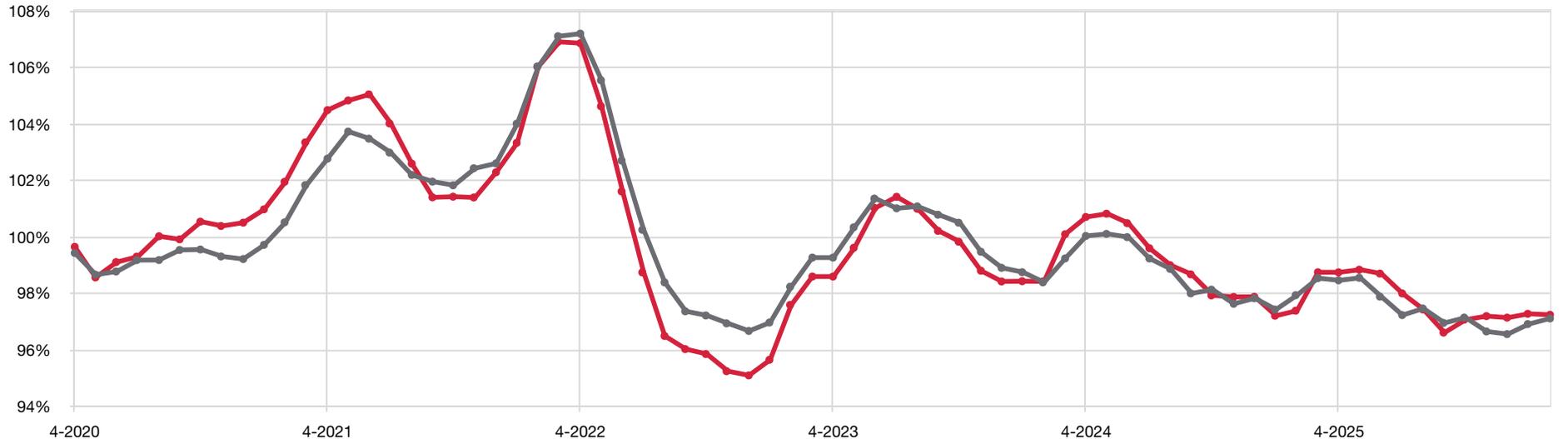
## Year to Date



Pct. of Orig. Price Received	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
Mar-2025	98.7%	- 2.0%	98.4%	- 1.6%
Apr-2025	98.8%	- 2.0%	98.5%	- 1.6%
May-2025	98.7%	- 1.8%	97.9%	- 2.1%
Jun-2025	98.0%	- 1.6%	97.2%	- 2.0%
Jul-2025	97.4%	- 1.6%	97.4%	- 1.4%
Aug-2025	96.6%	- 2.1%	96.9%	- 1.1%
Sep-2025	97.0%	- 0.9%	97.1%	- 1.0%
Oct-2025	97.2%	- 0.7%	96.6%	- 1.0%
Nov-2025	97.1%	- 0.8%	96.5%	- 1.3%
Dec-2025	97.3%	+ 0.1%	96.9%	- 0.5%
Jan-2026	97.2%	- 0.2%	97.1%	- 0.8%
<b>Feb-2026</b>	<b>98.2%</b>	<b>- 0.5%</b>	<b>97.6%</b>	<b>- 0.9%</b>
12-Month Avg*	97.7%	- 1.2%	97.4%	- 1.3%

\* Pct. of Orig. Price Received for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

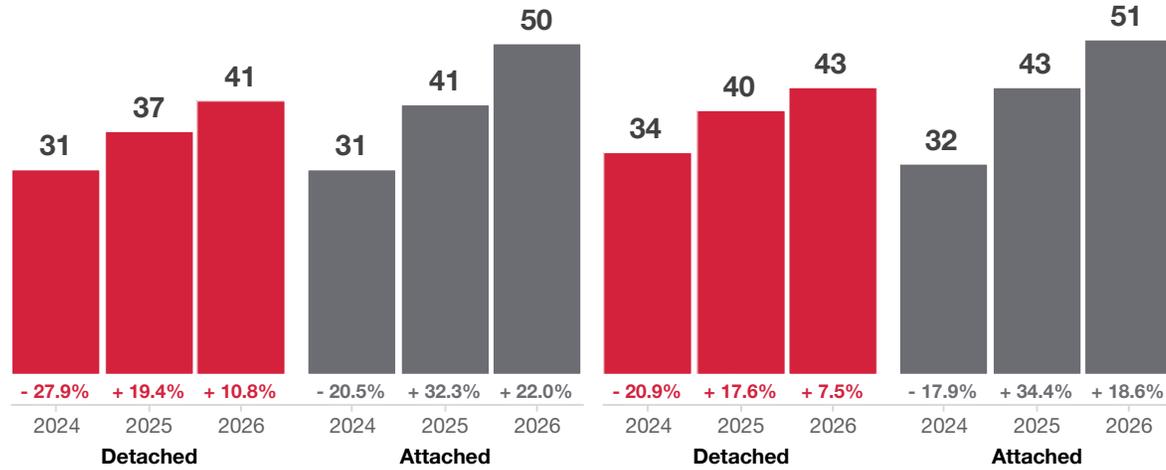
## Historical Percent of Original List Price Received by Month



# Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted in a given month.

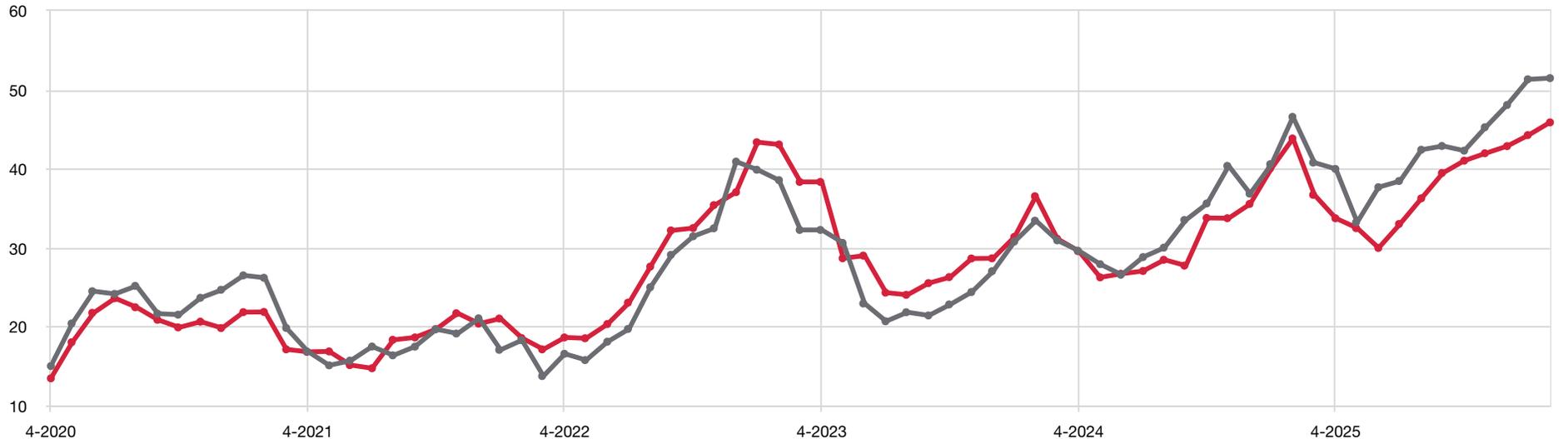
## February



Days on Market	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
Mar-2025	34	+ 13.3%	40	+ 33.3%
Apr-2025	32	+ 23.1%	33	+ 17.9%
May-2025	30	+ 11.1%	38	+ 40.7%
Jun-2025	33	+ 22.2%	38	+ 31.0%
Jul-2025	36	+ 28.6%	42	+ 40.0%
Aug-2025	39	+ 39.3%	43	+ 26.5%
Sep-2025	41	+ 20.6%	42	+ 16.7%
Oct-2025	42	+ 23.5%	45	+ 12.5%
Nov-2025	43	+ 19.4%	48	+ 29.7%
Dec-2025	44	+ 10.0%	51	+ 24.4%
Jan-2026	46	+ 4.5%	51	+ 8.5%
<b>Feb-2026</b>	<b>41</b>	<b>+ 10.8%</b>	<b>50</b>	<b>+ 22.0%</b>
12-Month Avg*	38	+ 19.5%	43	+ 25.6%

\* Days on Market for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

## Historical Days on Market Until Sale by Month

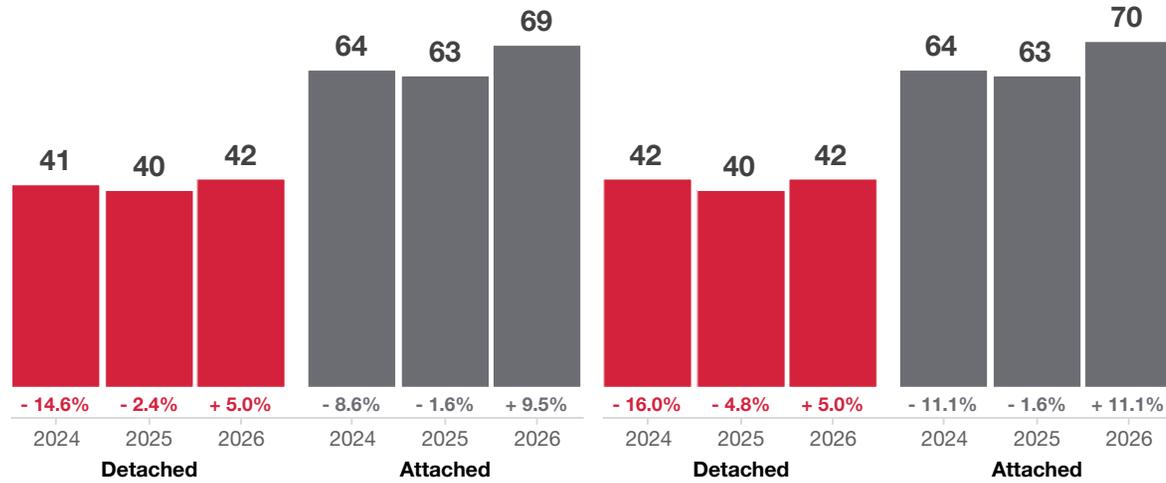


# Housing Affordability Index

This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

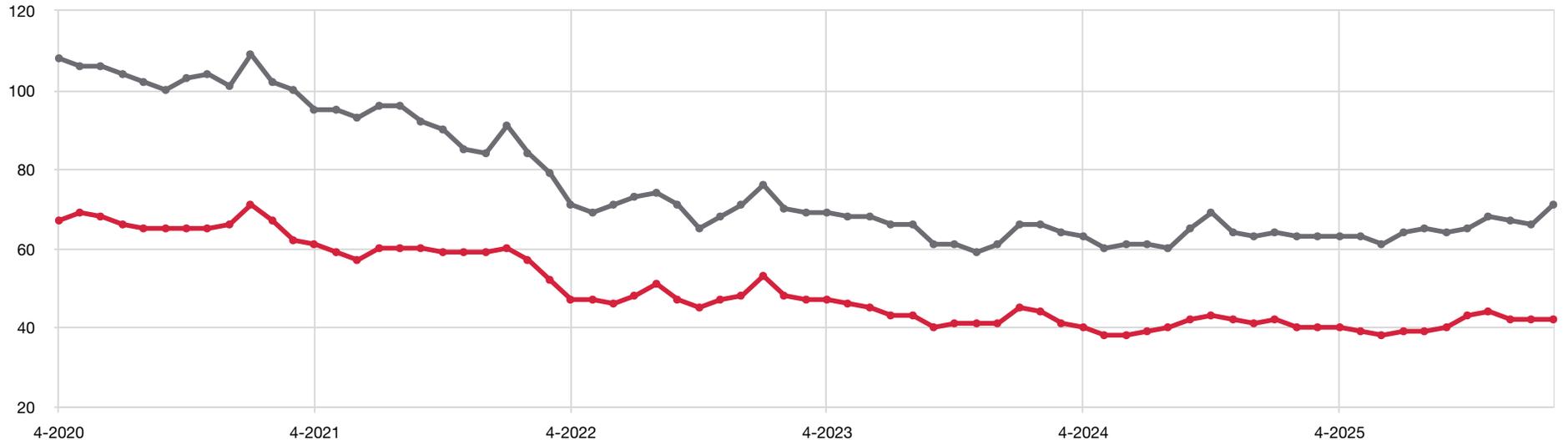
## February

## Year to Date



Affordability Index	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
Mar-2025	40	0.0%	63	0.0%
Apr-2025	39	+ 2.6%	63	+ 5.0%
May-2025	38	0.0%	61	0.0%
Jun-2025	39	0.0%	64	+ 4.9%
Jul-2025	39	- 2.5%	65	+ 8.3%
Aug-2025	40	- 4.8%	64	- 1.5%
Sep-2025	43	0.0%	65	- 5.8%
Oct-2025	44	+ 4.8%	68	+ 6.3%
Nov-2025	42	+ 2.4%	67	+ 6.3%
Dec-2025	42	0.0%	66	+ 3.1%
Jan-2026	42	+ 5.0%	71	+ 12.7%
<b>Feb-2026</b>	<b>42</b>	<b>+ 5.0%</b>	<b>69</b>	<b>+ 9.5%</b>
12-Month Avg	41	+ 1.0%	66	+ 4.0%

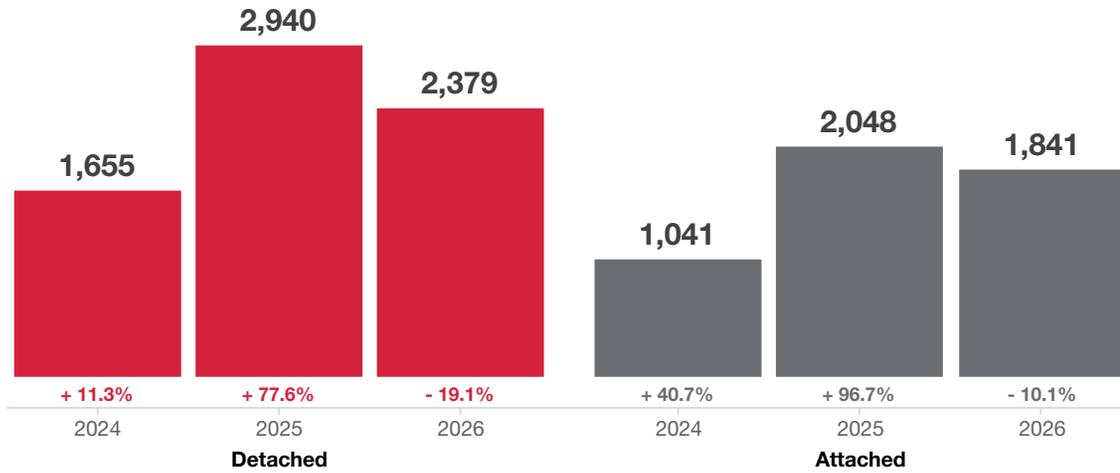
## Historical Housing Affordability Index by Month



# Inventory of Homes for Sale

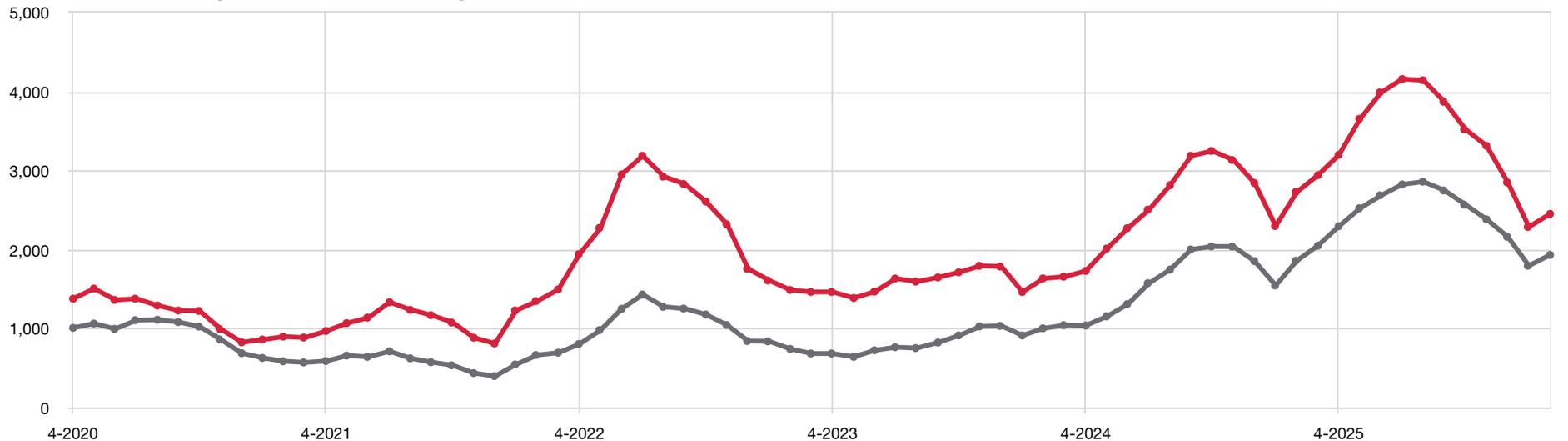
The number of properties available for sale in active status at the end of a given month.

## February



Homes for Sale	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
Mar-2025	3,198	+ 85.1%	2,294	+ 121.2%
Apr-2025	3,653	+ 81.7%	2,521	+ 118.8%
May-2025	3,989	+ 75.8%	2,685	+ 105.3%
Jun-2025	4,158	+ 66.1%	2,823	+ 79.5%
Jul-2025	4,143	+ 47.3%	2,858	+ 63.8%
Aug-2025	3,871	+ 21.5%	2,747	+ 37.4%
Sep-2025	3,520	+ 8.4%	2,567	+ 26.0%
Oct-2025	3,312	+ 5.7%	2,381	+ 16.9%
Nov-2025	2,849	+ 0.3%	2,160	+ 16.6%
Dec-2025	2,285	- 0.5%	1,794	+ 16.2%
Jan-2026	2,450	- 10.1%	1,931	+ 4.0%
<b>Feb-2026</b>	<b>2,379</b>	<b>- 19.1%</b>	<b>1,841</b>	<b>- 10.1%</b>
12-Month Avg	3,317	+ 25.6%	2,384	+ 41.7%

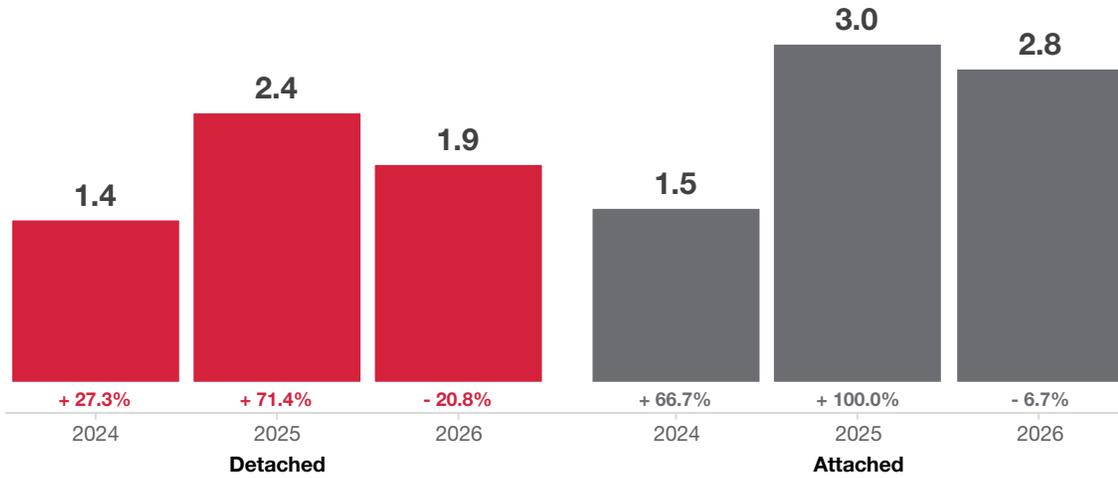
## Historical Inventory of Homes for Sale by Month



# Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

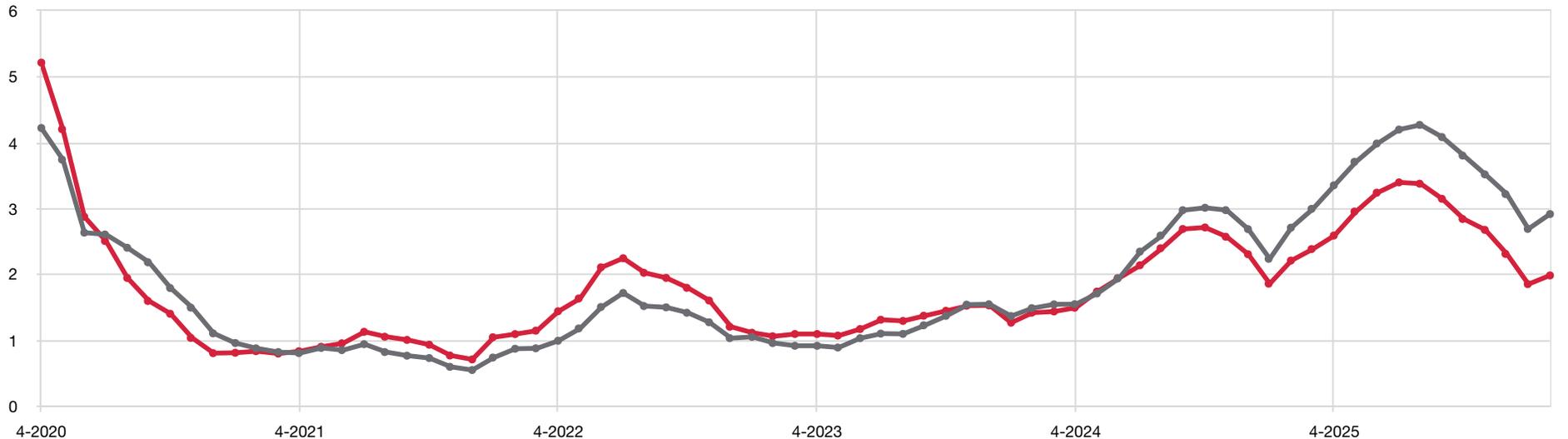
## February



Months Supply	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
Mar-2025	2.6	+73.3%	3.3	+120.0%
Apr-2025	2.9	+70.6%	3.7	+117.6%
May-2025	3.2	+68.4%	4.0	+110.5%
Jun-2025	3.4	+61.9%	4.2	+82.6%
Jul-2025	3.4	+41.7%	4.3	+65.4%
Aug-2025	3.1	+14.8%	4.1	+36.7%
Sep-2025	2.8	+3.7%	3.8	+26.7%
Oct-2025	2.7	+3.8%	3.5	+16.7%
Nov-2025	2.3	0.0%	3.2	+18.5%
Dec-2025	1.8	-5.3%	2.7	+22.7%
Jan-2026	2.0	-9.1%	2.9	+7.4%
<b>Feb-2026</b>	<b>1.9</b>	<b>-20.8%</b>	<b>2.8</b>	<b>-6.7%</b>
12-Month Avg*	2.7	+22.2%	3.5	+43.3%

\* Months Supply for all properties from March 2025 through February 2026. This is not the average of the individual figures above.

## Historical Months Supply of Inventory by Month



# Total Market Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

Key Metrics	Historical Sparkbars	2-2025	2-2026	% Change	YTD 2025	YTD 2026	% Change
<b>New Listings</b>		2,982	<b>2,411</b>	- 19.1%	6,333	<b>5,303</b>	- 16.3%
<b>Pending Sales</b>		1,860	<b>1,866</b>	+ 0.3%	3,560	<b>3,514</b>	- 1.3%
<b>Closed Sales</b>		1,641	<b>1,549</b>	- 5.6%	3,123	<b>2,825</b>	- 9.5%
<b>Median Sales Price</b>		\$895,000	<b>\$905,000</b>	+ 1.1%	\$890,000	<b>\$905,000</b>	+ 1.7%
<b>Average Sales Price</b>		\$1,180,335	<b>\$1,185,292</b>	+ 0.4%	\$1,185,813	<b>\$1,198,921</b>	+ 1.1%
<b>\$ Volume of Closed Sales (in millions)</b>		\$1,932	<b>\$1,828</b>	- 5.4%	\$3,691	<b>\$3,375</b>	- 8.6%
<b>Pct. of Orig. Price Received</b>		98.6%	<b>98.0%</b>	- 0.6%	98.1%	<b>97.6%</b>	- 0.5%
<b>Days on Market Until Sale</b>		38	<b>44</b>	+ 15.8%	41	<b>46</b>	+ 12.2%
<b>Housing Affordability Index</b>		47	<b>50</b>	+ 6.4%	48	<b>50</b>	+ 4.2%
<b>Inventory of Homes for Sale</b>		4,988	<b>4,220</b>	- 15.4%	—	—	—
<b>Months Supply of Inventory</b>		2.6	<b>2.2</b>	- 15.4%	—	—	—