Monthly Indicators

August 2026

U.S. existing-home sales edged down 1.7% from the previous month to a seasonally adjusted annual rate of 4.06 million units, according to the National Association of REALTORS® (NAR). Regionally, sales increased in the Northeast, held steady in the West, and declined in the Midwest and South. On a year-over-year basis, sales rose in the Midwest and West while remaining flat in the Northeast and South.

Closed Sales decreased 17.6 percent for Detached homes and 16.3 percent for Attached homes. Pending Sales decreased 14.0 percent for Detached homes and 8.2 percent for Attached homes. Inventory decreased 20.7 percent for Detached homes but increased 4.6 percent for Attached homes.

Median Sales Price increased 4.7 percent to $1,120,000 for Detached homes and 0.1 percent to $670,000 for Attached homes. Days on Market decreased 10.3 percent for Detached homes but increased 2.3 percent for Attached homes. Months Supply of Inventory decreased 23.3 percent for Detached homes but remained flat for Attached homes.

Nationally, the median existing-home sales price climbed to $431,400, as inventory remained at a 4.6-month supply at the current sales pace, NAR reported. Year-to-date sales are up 2.4%, reflecting stable demand even amid elevated mortgage rates. Homes are sitting on the market longer and fewer buyers are bidding above asking price compared to a year earlier, though local market conditions vary widely.

Monthly Snapshot

- 17.1%	+ 7.1%	- 10.0%
One-Year Change in **Closed Sales** All Properties	One-Year Change in **Median Sales Price** All Properties	One-Year Change in **Homes for Sale** All Properties

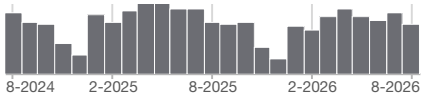
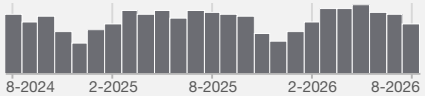
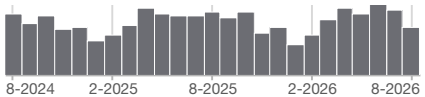
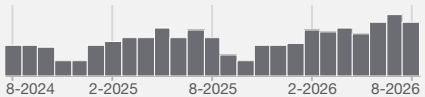
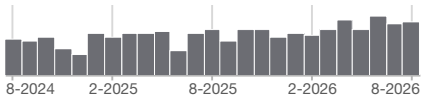
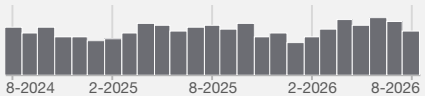
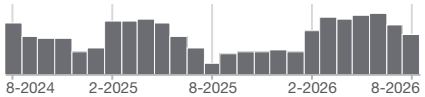
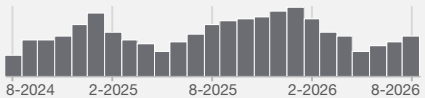
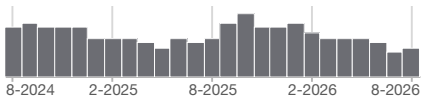
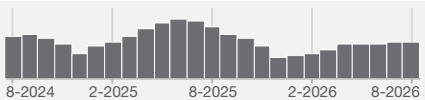
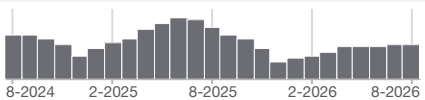
Residential real estate activity in San Diego County composed of single family properties, townhomes and condominiums. Percent changes are calculated using rounded figures.

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Current as of September 5, 2026. All data from the San Diego MLS. Report © 2026 ShowingTime Plus, LLC.

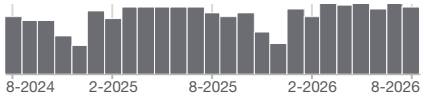
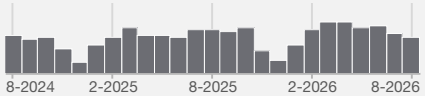
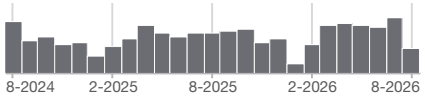
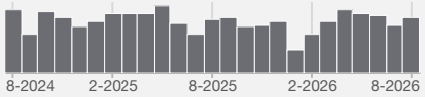
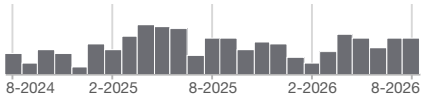
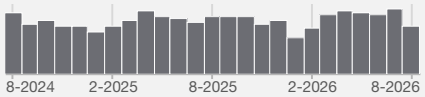
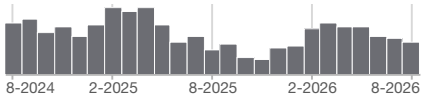
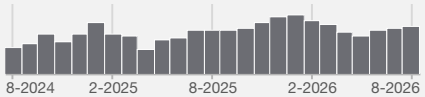
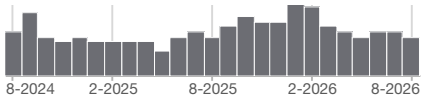
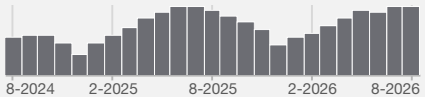
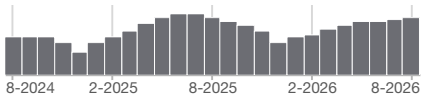
Detached Market Overview

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	8-2025	8-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		1,832	**1,778**	- 2.9%	16,671	**15,138**	- 9.2%
Pending Sales		1,347	**1,158**	- 14.0%	10,230	**10,303**	+ 0.7%
Closed Sales		1,356	**1,118**	- 17.6%	9,819	**9,891**	+ 0.7%
Median Sales Price		$1,070,000	**$1,120,000**	+ 4.7%	$1,072,500	**$1,100,000**	+ 2.6%
Average Sales Price		$1,429,717	**$1,477,488**	+ 3.3%	$1,403,247	**$1,455,391**	+ 3.7%
$ Volume of Closed Sales (in millions)		$1,934	**$1,650**	- 14.7%	$13,694	**$14,373**	+ 5.0%
Pct. of Orig. Price Received		96.6%	**98.0%**	+ 1.4%	98.0%	**98.6%**	+ 0.6%
Days on Market Until Sale		39	**35**	- 10.3%	35	**35**	0.0%
Housing Affordability Index		40	**38**	- 5.0%	40	**39**	- 2.5%
Inventory of Homes for Sale		3,635	**2,883**	- 20.7%	—	**—**	—
Months Supply of Inventory		3.0	**2.3**	- 23.3%	—	**—**	—

Attached Market Overview

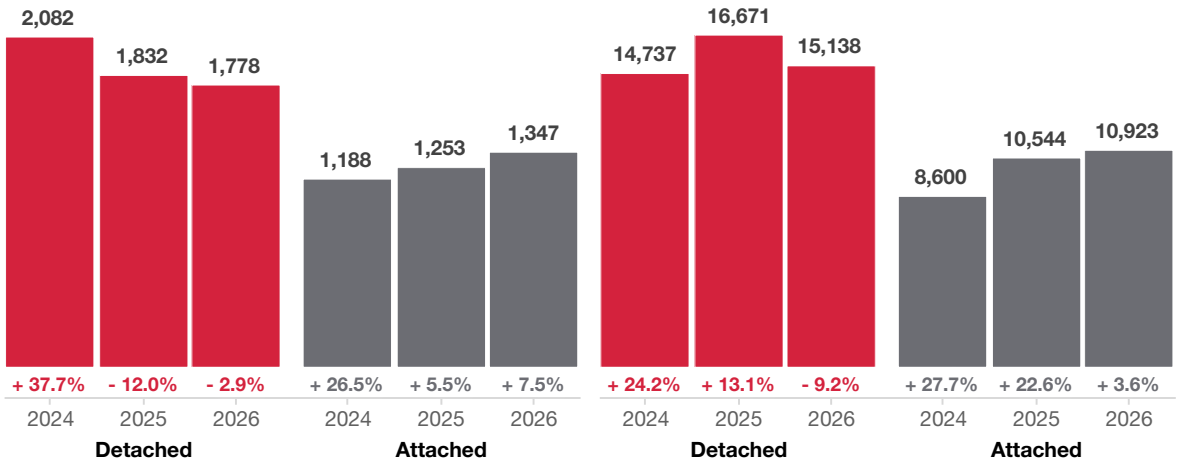
Key metrics by report month and for year-to-date (YTD) starting from the first of the year. **Attached homes only.**

Key Metrics	Historical Sparkbars	8-2025	8-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		1,253	**1,347**	+ 7.5%	10,544	**10,923**	+ 3.6%
Pending Sales		732	**672**	- 8.2%	5,585	**5,848**	+ 4.7%
Closed Sales		712	**596**	- 16.3%	5,383	**5,573**	+ 3.5%
Median Sales Price		$669,000	**$670,000**	+ 0.1%	$670,000	**$665,000**	- 0.7%
Average Sales Price		$817,003	**$815,393**	- 0.2%	$816,403	**$805,501**	- 1.3%
$ Volume of Closed Sales (in millions)		$576	**$479**	- 16.8%	$4,353	**$4,465**	+ 2.6%
Pct. of Orig. Price Received		97.0%	**97.2%**	+ 0.2%	97.9%	**97.6%**	- 0.3%
Days on Market Until Sale		43	**44**	+ 2.3%	40	**44**	+ 10.0%
Housing Affordability Index		64	**64**	0.0%	64	**64**	0.0%
Inventory of Homes for Sale		2,645	**2,767**	+ 4.6%	—	**—**	—
Months Supply of Inventory		4.0	**4.0**	0.0%	—	**—**	—

New Listings

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

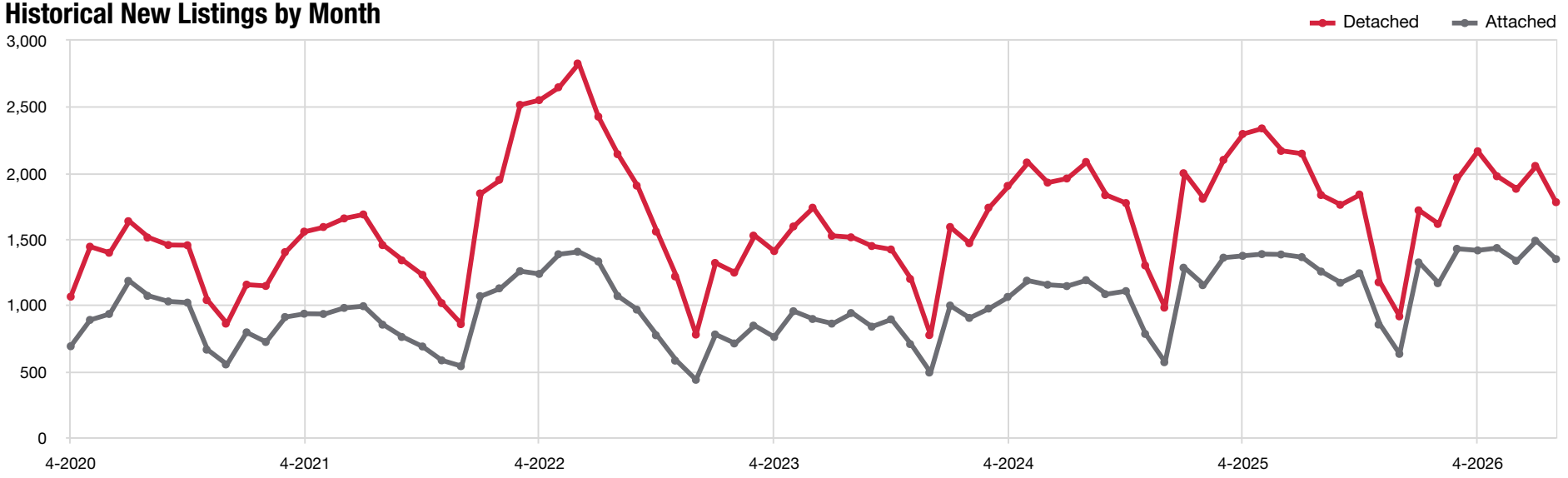
August



Year to Date

New Listings	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
Sep-2025	1,758	- 4.0%	1,168	+ 7.9%
Oct-2025	1,836	+ 3.7%	1,240	+ 12.2%
Nov-2025	1,172	- 9.8%	852	+ 9.1%
Dec-2025	914	- 6.7%	630	+ 11.1%
Jan-2026	1,716	- 14.1%	1,322	+ 3.1%
Feb-2026	1,613	- 10.5%	1,165	+ 1.3%
Mar-2026	1,963	- 6.4%	1,425	+ 4.9%
Apr-2026	2,163	- 5.7%	1,413	+ 3.0%
May-2026	1,974	- 15.5%	1,431	+ 3.3%
Jun-2026	1,879	- 13.3%	1,334	- 3.5%
Jul-2026	2,052	- 4.3%	1,486	+ 9.1%
Aug-2026	**1,778**	**- 2.9%**	**1,347**	**+ 7.5%**
12-Month Avg	1,735	- 7.7%	1,234	+ 5.2%

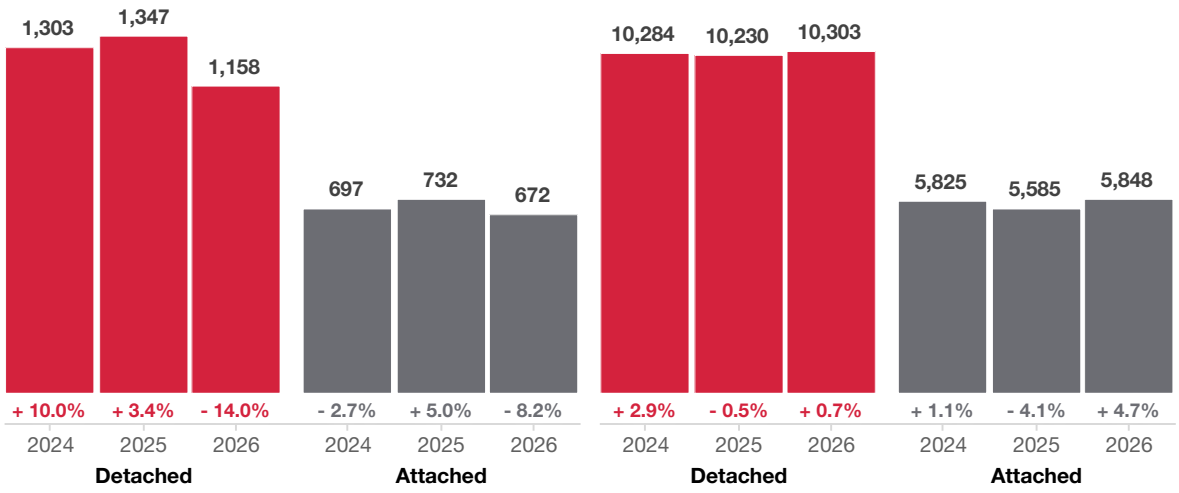
Historical New Listings by Month



Pending Sales

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

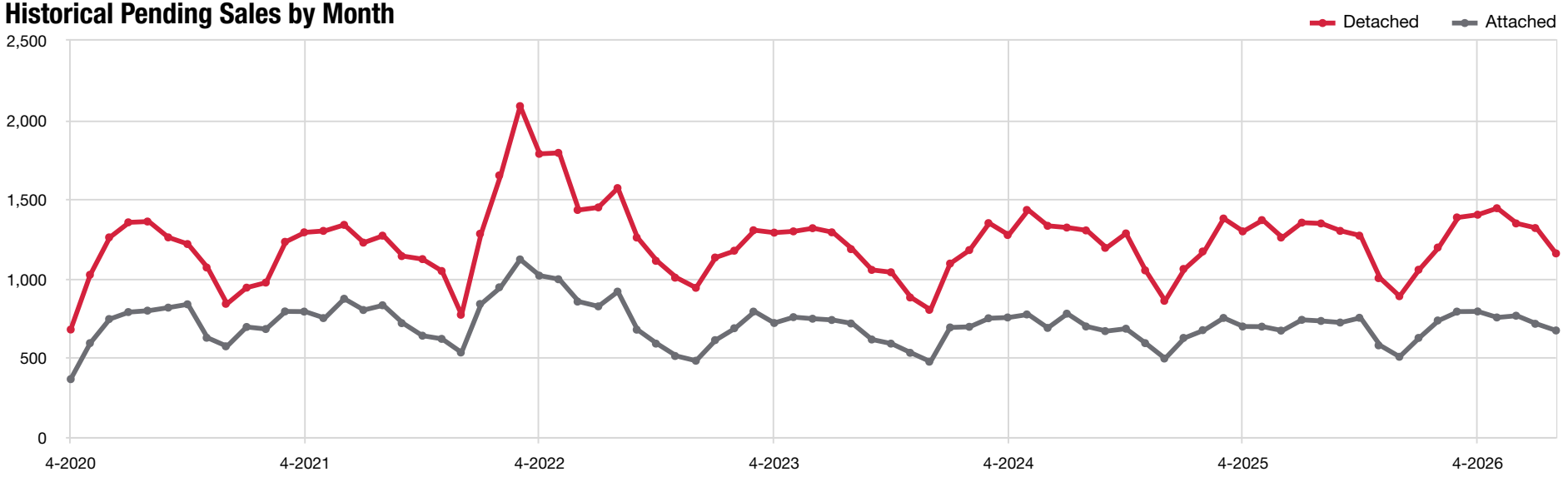
August



Year to Date

Pending Sales	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
Sep-2025	1,300	+ 9.0%	722	+ 8.1%
Oct-2025	1,270	- 1.1%	752	+ 10.1%
Nov-2025	1,002	- 4.7%	578	- 2.4%
Dec-2025	888	+ 3.4%	506	+ 2.2%
Jan-2026	1,055	- 0.5%	625	0.0%
Feb-2026	1,195	+ 2.1%	735	+ 9.1%
Mar-2026	1,385	+ 0.5%	791	+ 5.3%
Apr-2026	1,402	+ 8.1%	792	+ 13.6%
May-2026	1,443	+ 5.5%	754	+ 8.3%
Jun-2026	1,347	+ 7.1%	765	+ 14.0%
Jul-2026	1,318	- 2.5%	714	- 3.4%
Aug-2026	**1,158**	**- 14.0%**	**672**	**- 8.2%**
12-Month Avg	1,230	+ 1.0%	701	+ 4.8%

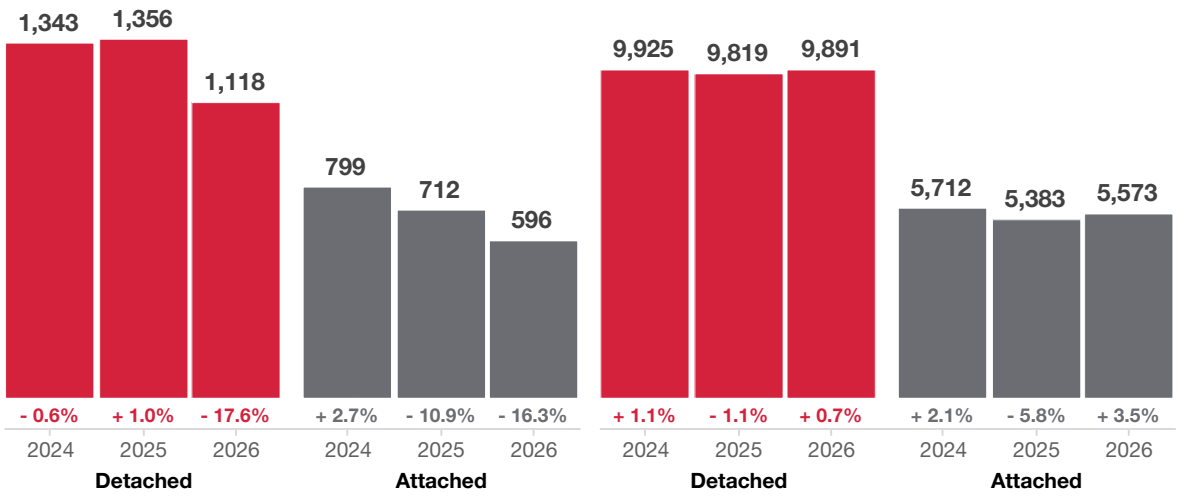
Historical Pending Sales by Month



Closed Sales

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

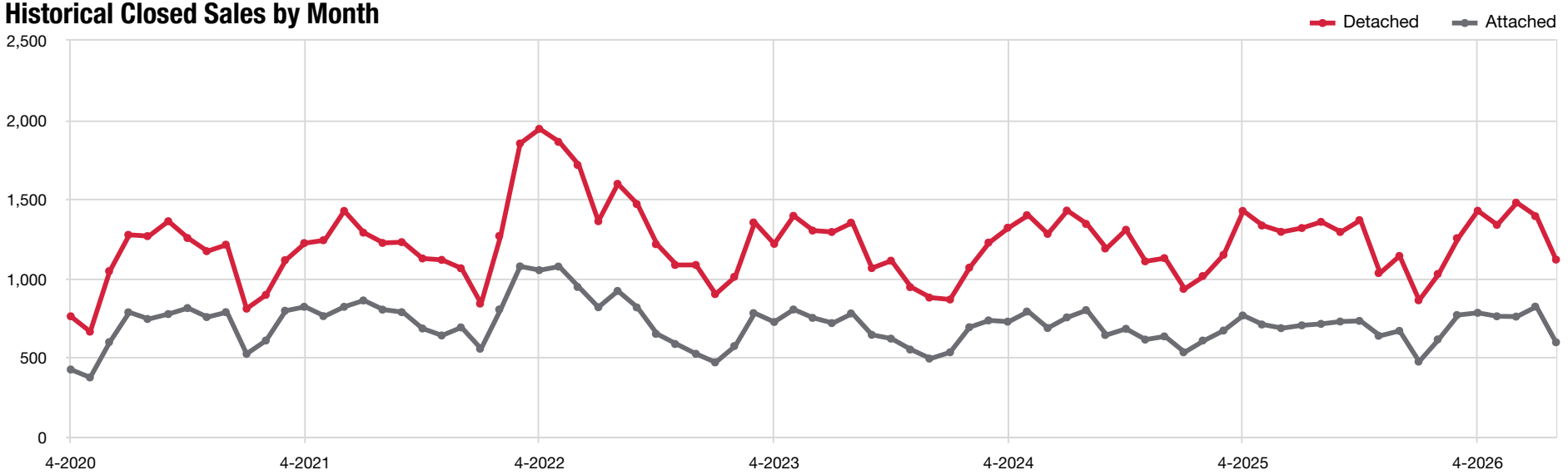
August



Year to Date

Closed Sales	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
Sep-2025	1,292	+ 8.8%	727	+ 13.2%
Oct-2025	1,367	+ 4.7%	731	+ 7.3%
Nov-2025	1,033	- 6.7%	637	+ 3.9%
Dec-2025	1,141	+ 1.2%	668	+ 5.5%
Jan-2026	861	- 7.7%	474	- 11.1%
Feb-2026	1,027	+ 1.3%	614	+ 1.2%
Mar-2026	1,253	+ 9.1%	768	+ 14.6%
Apr-2026	1,426	+ 0.1%	782	+ 2.2%
May-2026	1,337	+ 0.3%	760	+ 7.3%
Jun-2026	1,477	+ 14.2%	758	+ 10.7%
Jul-2026	1,392	+ 5.7%	821	+ 16.8%
Aug-2026	**1,118**	**- 17.6%**	**596**	**- 16.3%**
12-Month Avg	1,227	+ 1.2%	695	+ 4.8%

Historical Closed Sales by Month

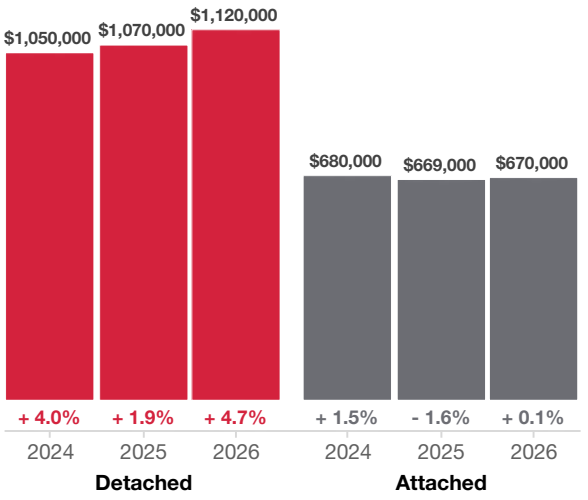


Current as of September 5, 2026. All data from the San Diego MLS. Report © 2026 ShowingTime Plus, LLC.

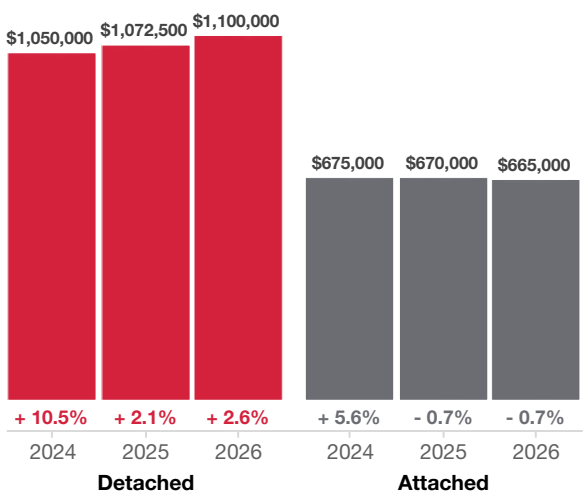
Median Sales Price

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

August



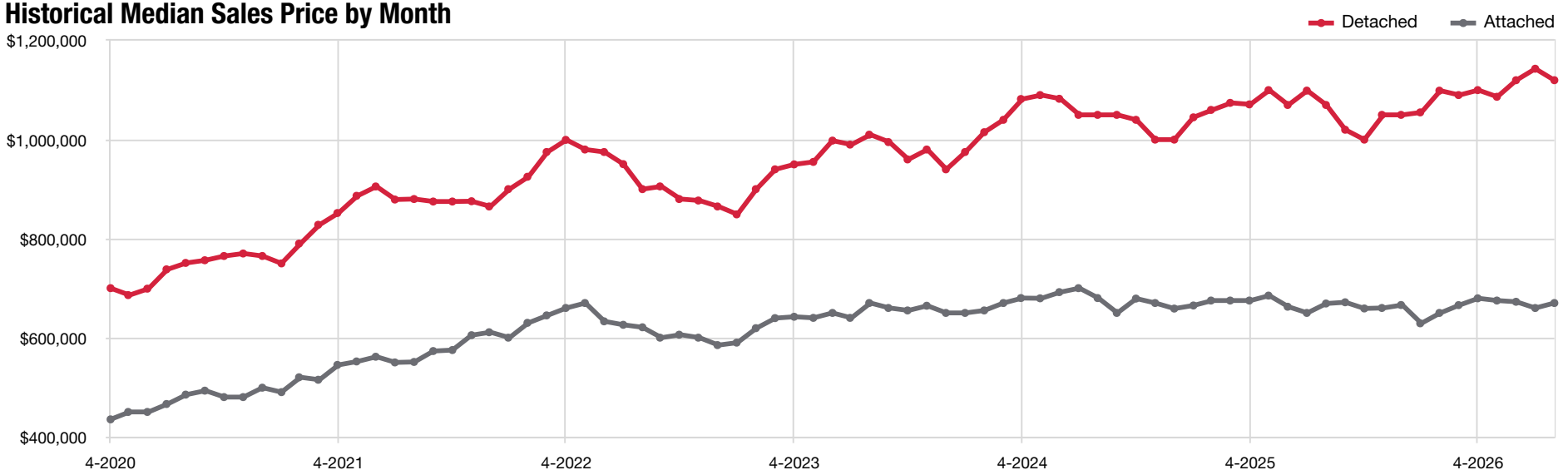
Year to Date



Median Sales Price	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
Sep-2025	$1,020,000	- 2.9%	$671,500	+ 3.3%
Oct-2025	$1,000,000	- 3.8%	$659,000	- 2.9%
Nov-2025	$1,050,000	+ 5.0%	$660,000	- 1.5%
Dec-2025	$1,050,000	+ 5.0%	$666,000	+ 1.1%
Jan-2026	$1,055,000	+ 1.0%	$629,000	- 5.4%
Feb-2026	$1,098,900	+ 3.7%	$650,000	- 3.7%
Mar-2026	$1,090,000	+ 1.5%	$665,750	- 1.4%
Apr-2026	$1,100,000	+ 2.7%	$679,500	+ 0.7%
May-2026	$1,086,500	- 1.2%	$675,000	- 1.5%
Jun-2026	$1,120,000	+ 4.7%	$672,500	+ 1.5%
Jul-2026	$1,143,182	+ 4.0%	$659,900	+ 1.5%
Aug-2026	**$1,120,000**	**+ 4.7%**	**$670,000**	**+ 0.1%**
12-Month Avg*	$1,075,000	+ 2.4%	$665,000	- 0.7%

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

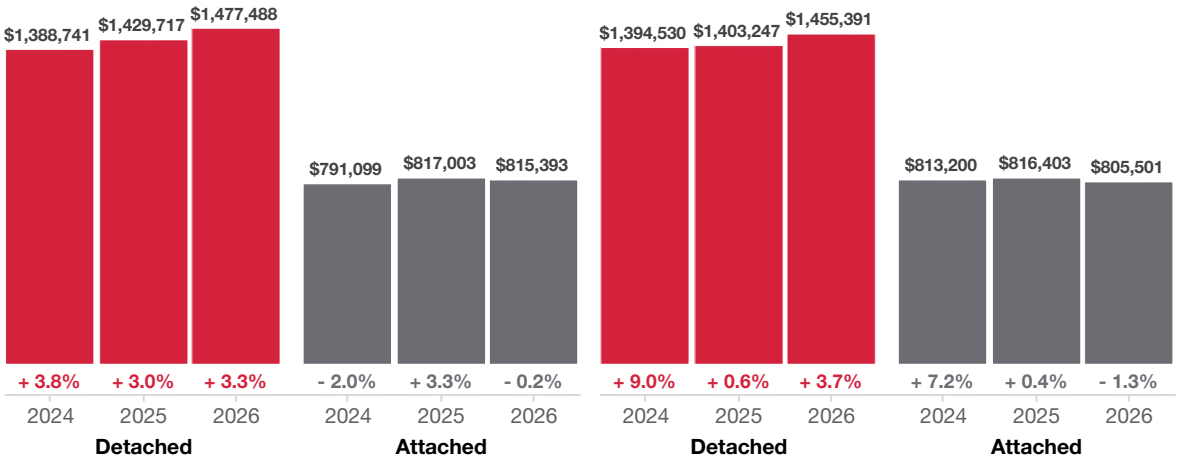
Historical Median Sales Price by Month



Average Sales Price

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

August

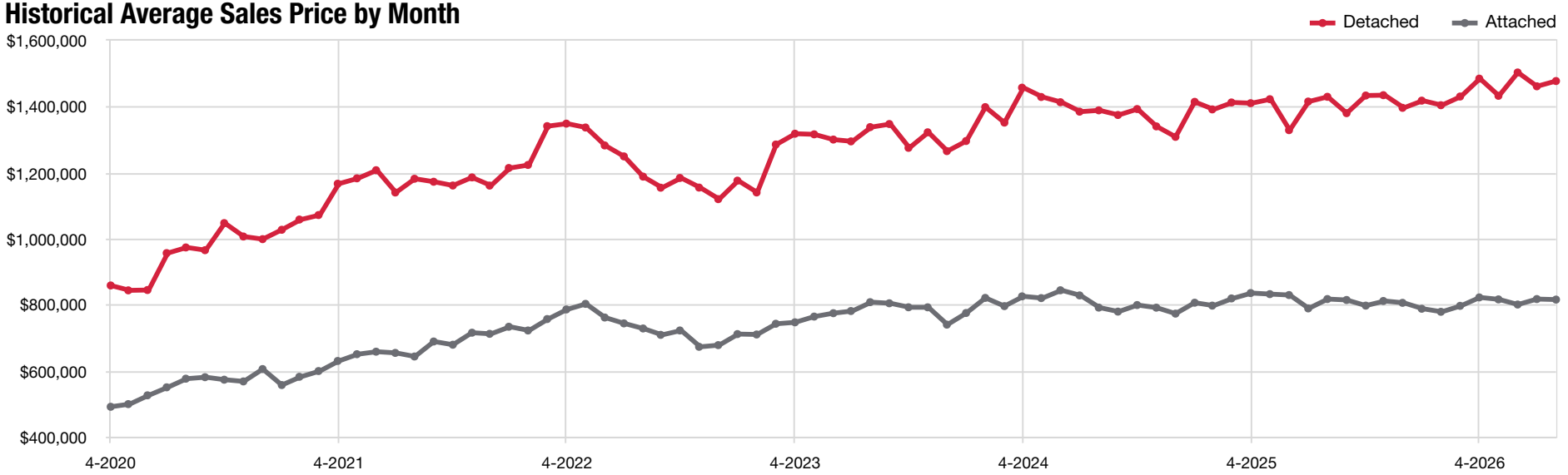


Year to Date

Avg. Sales Price	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
Sep-2025	$1,380,186	+ 0.4%	$814,204	+ 4.5%
Oct-2025	$1,433,601	+ 2.9%	$797,098	- 0.2%
Nov-2025	$1,434,662	+ 7.1%	$811,170	+ 2.6%
Dec-2025	$1,396,304	+ 6.7%	$805,532	+ 4.2%
Jan-2026	$1,418,092	+ 0.3%	$787,632	- 2.3%
Feb-2026	$1,404,244	+ 0.9%	$778,390	- 2.3%
Mar-2026	$1,430,554	+ 1.3%	$796,413	- 2.7%
Apr-2026	$1,484,768	+ 5.3%	$821,968	- 1.6%
May-2026	$1,432,721	+ 0.7%	$816,001	- 1.9%
Jun-2026	$1,503,440	+ 13.2%	$800,406	- 3.5%
Jul-2026	$1,461,538	+ 3.3%	$816,994	+ 3.6%
Aug-2026	**$1,477,488**	**+ 3.3%**	**$815,393**	**- 0.2%**
12-Month Avg*	$1,440,750	+ 3.8%	$805,955	- 0.1%

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

Historical Average Sales Price by Month

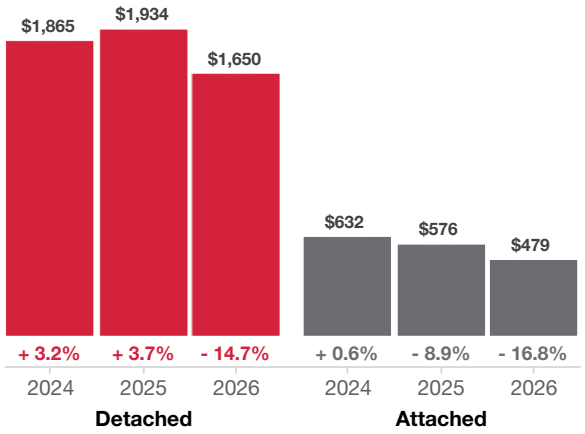


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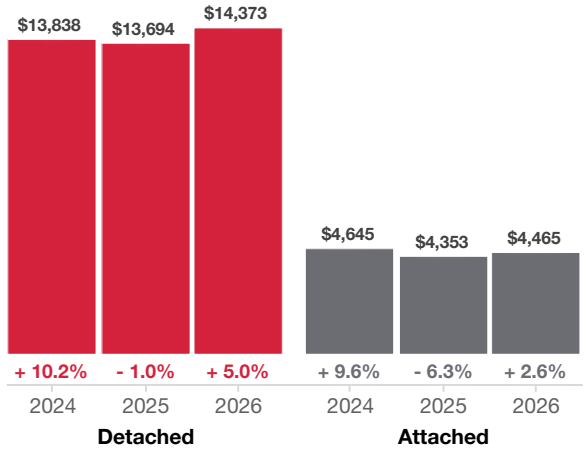
Dollar Volume of Closed Sales (in millions)

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

August

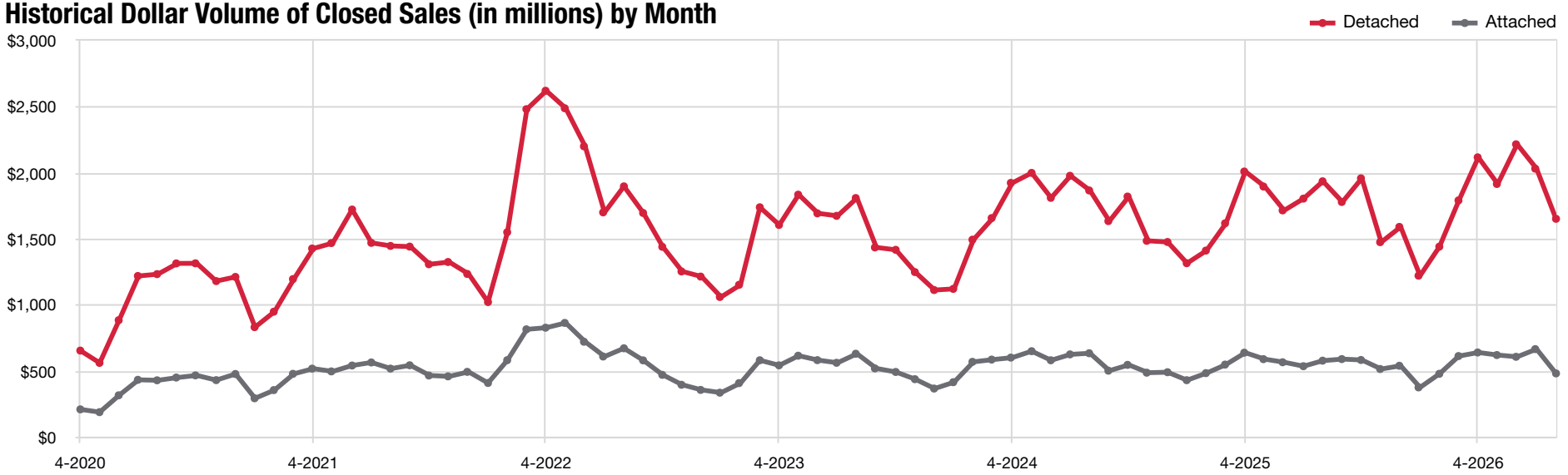


Year to Date



$ Volume of Closed Sales (in millions)	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
Sep-2025	$1,778	+ 8.9%	$588	+ 17.6%
Oct-2025	$1,957	+ 7.6%	$581	+ 6.8%
Nov-2025	$1,473	- 0.7%	$513	+ 5.8%
Dec-2025	$1,589	+ 7.7%	$537	+ 10.0%
Jan-2026	$1,220	- 7.2%	$373	- 12.9%
Feb-2026	$1,439	+ 2.1%	$476	- 1.0%
Mar-2026	$1,790	+ 10.8%	$611	+ 11.9%
Apr-2026	$2,116	+ 5.4%	$638	+ 0.3%
May-2026	$1,914	+ 1.0%	$619	+ 5.5%
Jun-2026	$2,215	+ 29.2%	$605	+ 7.3%
Jul-2026	$2,030	+ 12.6%	$663	+ 24.2%
Aug-2026	**$1,650**	**- 14.7%**	**$479**	**- 16.8%**
12-Month Avg	$1,764	+ 5.3%	$557	+ 4.9%

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

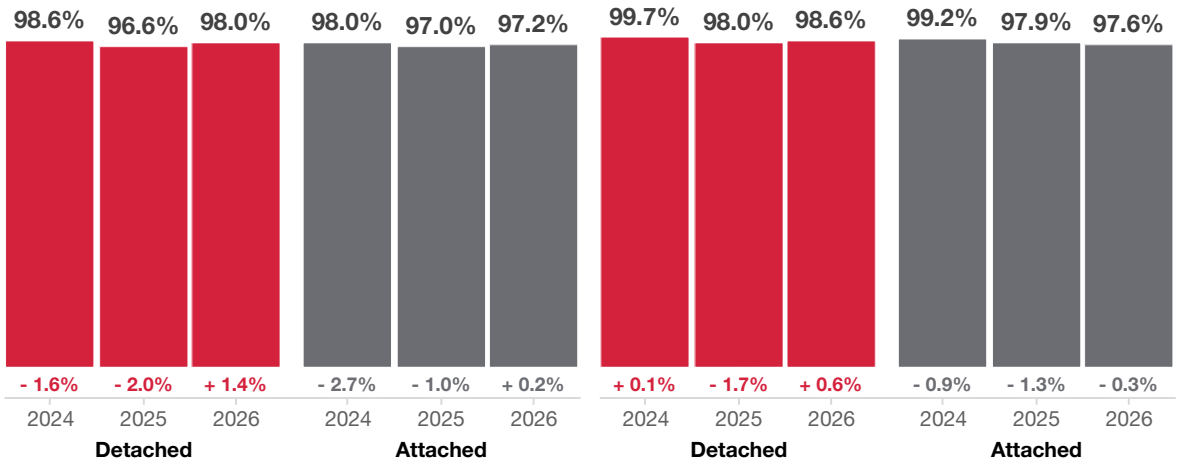


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Percent of Original List Price Received

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.

August

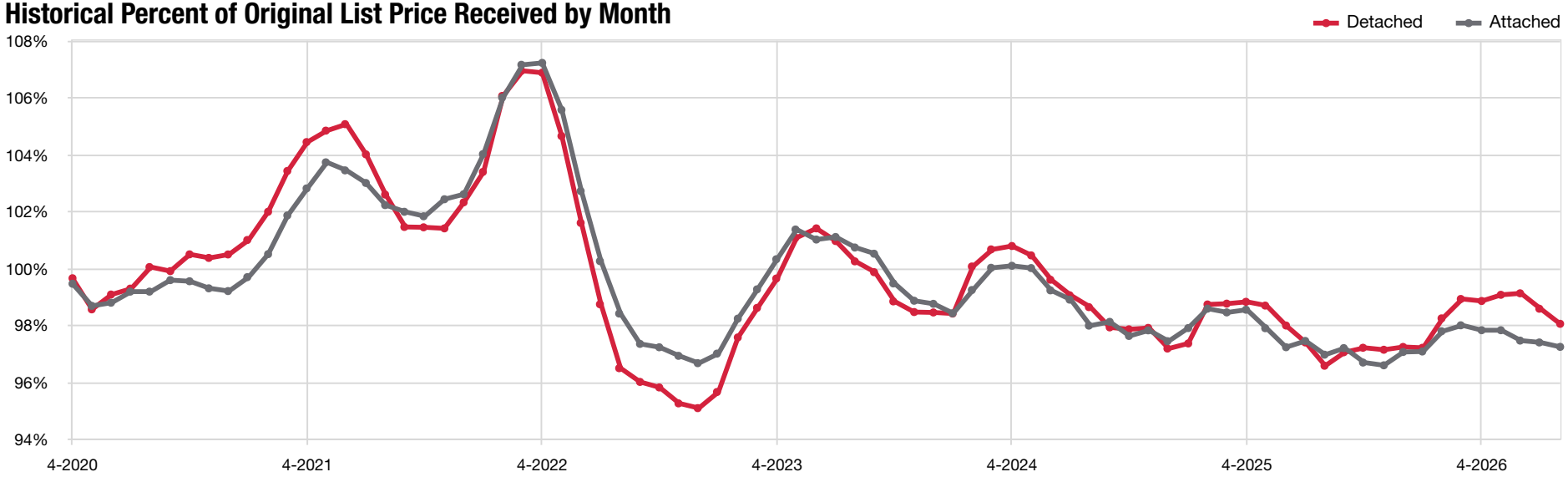


Year to Date

Pct. of Orig. Price Received	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
Sep-2025	97.0%	- 0.9%	97.2%	- 0.9%
Oct-2025	97.2%	- 0.6%	96.7%	- 0.9%
Nov-2025	97.1%	- 0.8%	96.6%	- 1.2%
Dec-2025	97.2%	0.0%	97.0%	- 0.4%
Jan-2026	97.2%	- 0.1%	97.1%	- 0.8%
Feb-2026	98.2%	- 0.5%	97.8%	- 0.8%
Mar-2026	98.9%	+ 0.2%	98.0%	- 0.4%
Apr-2026	98.8%	0.0%	97.8%	- 0.7%
May-2026	99.1%	+ 0.4%	97.8%	- 0.1%
Jun-2026	99.1%	+ 1.1%	97.4%	+ 0.2%
Jul-2026	98.6%	+ 1.2%	97.4%	0.0%
Aug-2026	**98.0%**	**+ 1.4%**	**97.2%**	**+ 0.2%**
12-Month Avg*	98.1%	+ 0.2%	97.4%	- 0.5%

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

Historical Percent of Original List Price Received by Month

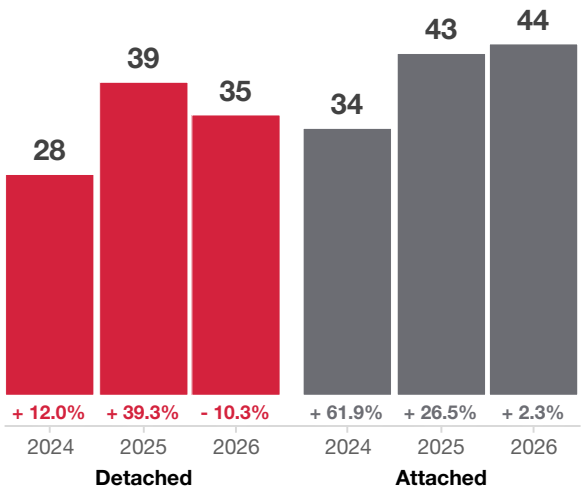


Current as of September 5, 2026. All data from the San Diego MLS. Report © 2026 ShowingTime Plus, LLC.

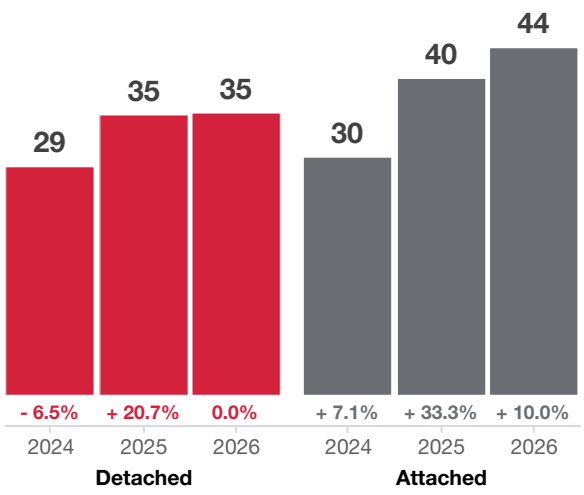
Days on Market Until Sale

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

August



Year to Date



Days on Market	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
Sep-2025	41	+ 20.6%	42	+ 16.7%
Oct-2025	42	+ 23.5%	44	+ 10.0%
Nov-2025	43	+ 19.4%	47	+ 27.0%
Dec-2025	45	+ 12.5%	49	+ 22.5%
Jan-2026	46	+ 4.5%	50	+ 6.4%
Feb-2026	42	+ 13.5%	48	+ 17.1%
Mar-2026	37	+ 8.8%	46	+ 17.9%
Apr-2026	35	+ 6.1%	41	+ 24.2%
May-2026	29	- 3.3%	39	+ 2.6%
Jun-2026	32	- 3.0%	43	+ 10.3%
Jul-2026	33	- 8.3%	43	+ 2.4%
Aug-2026	**35**	**- 10.3%**	**44**	**+ 2.3%**
12-Month Avg*	38	+ 6.5%	44	+ 12.5%

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

Historical Days on Market Until Sale by Month

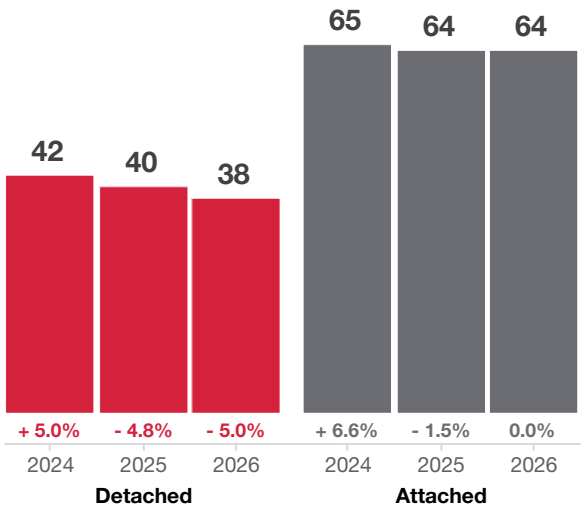


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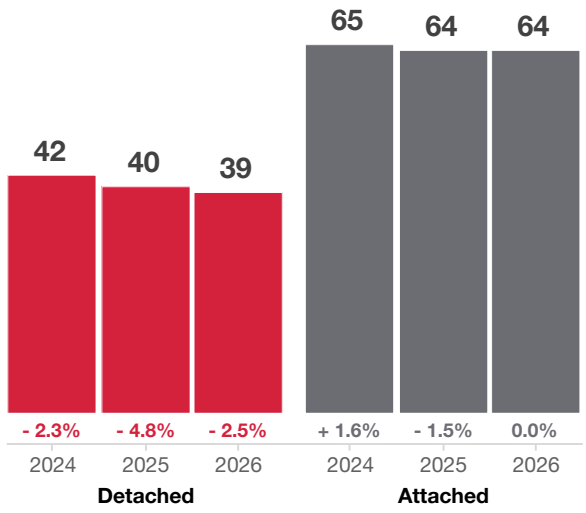
Housing Affordability Index

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.

August

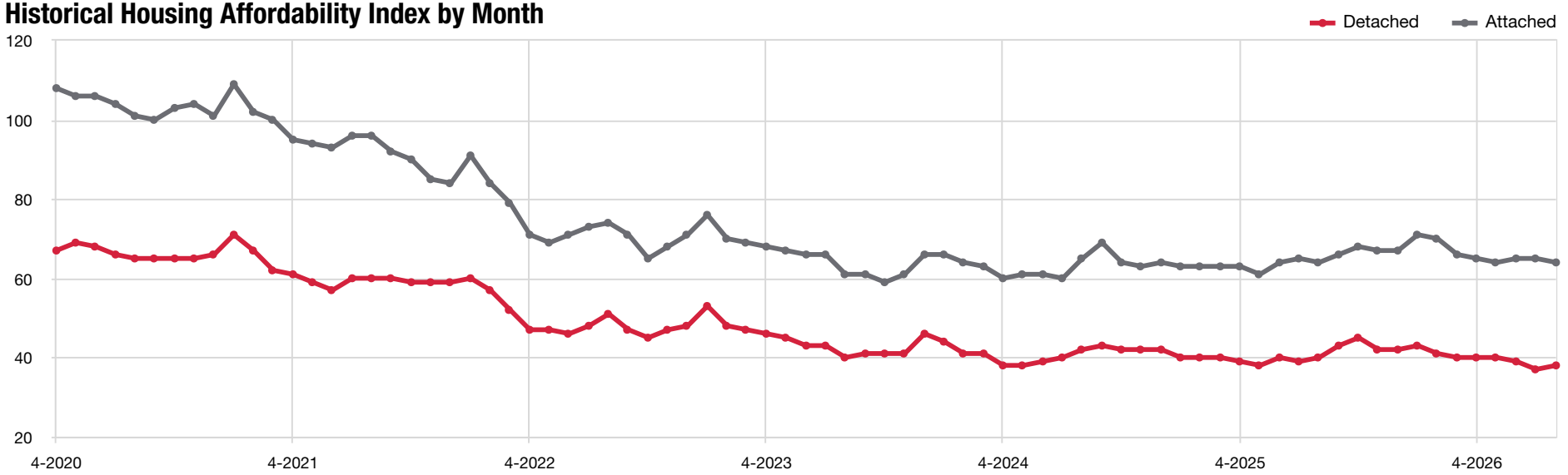


Year to Date



Affordability Index	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
Sep-2025	43	0.0%	66	- 4.3%
Oct-2025	45	+ 7.1%	68	+ 6.3%
Nov-2025	42	0.0%	67	+ 6.3%
Dec-2025	42	0.0%	67	+ 4.7%
Jan-2026	43	+ 7.5%	71	+ 12.7%
Feb-2026	41	+ 2.5%	70	+ 11.1%
Mar-2026	40	0.0%	66	+ 4.8%
Apr-2026	40	+ 2.6%	65	+ 3.2%
May-2026	40	+ 5.3%	64	+ 4.9%
Jun-2026	39	- 2.5%	65	+ 1.6%
Jul-2026	37	- 5.1%	65	0.0%
Aug-2026	**38**	**- 5.0%**	**64**	**0.0%**
12-Month Avg	41	+ 1.0%	67	+ 4.2%

Historical Housing Affordability Index by Month

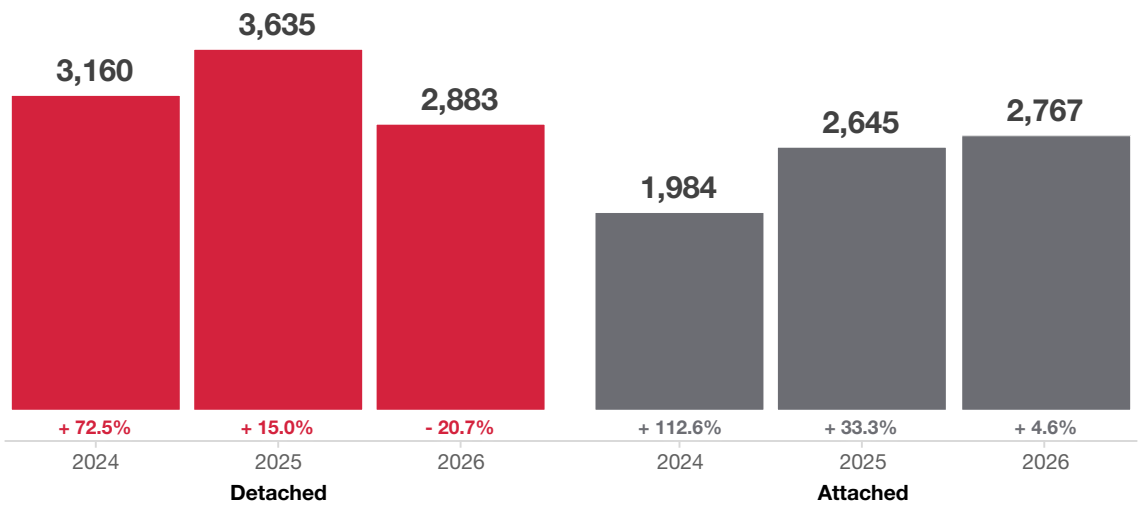


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Inventory of Homes for Sale

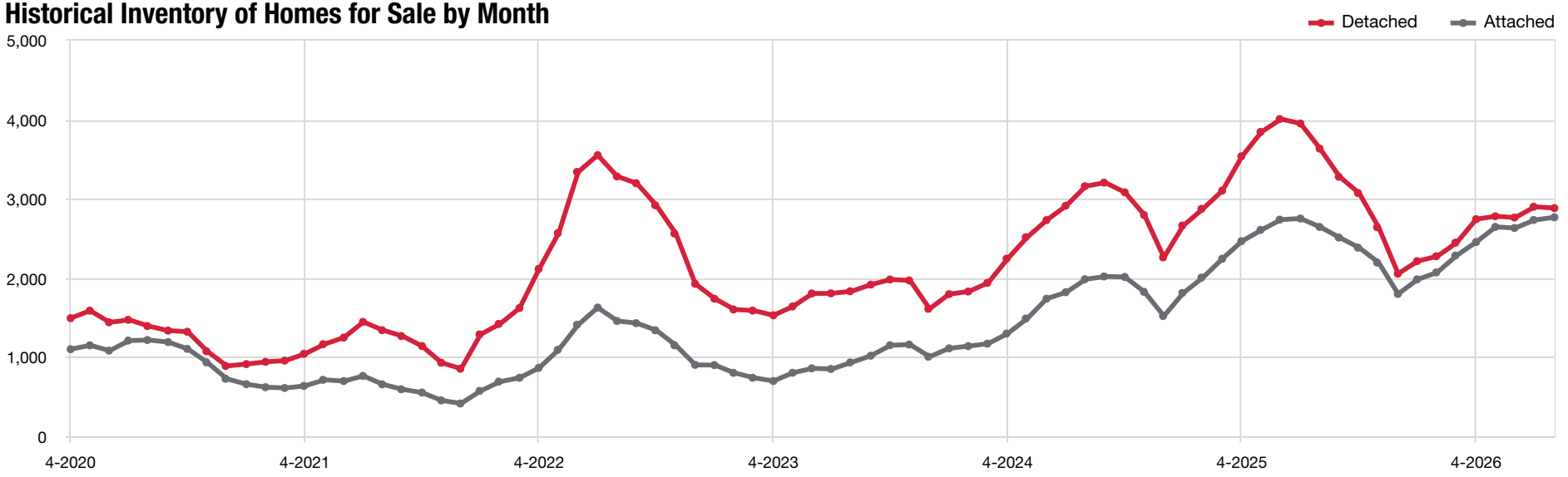
The number of properties available for sale in active status at the end of a given month.

August



Homes for Sale	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
Sep-2025	3,279	+ 2.3%	2,511	+ 24.4%
Oct-2025	3,073	- 0.3%	2,383	+ 18.4%
Nov-2025	2,641	- 5.6%	2,195	+ 20.3%
Dec-2025	2,054	- 9.1%	1,798	+ 18.4%
Jan-2026	2,213	- 16.9%	1,982	+ 9.4%
Feb-2026	2,274	- 20.8%	2,070	+ 3.2%
Mar-2026	2,446	- 21.2%	2,284	+ 1.8%
Apr-2026	2,743	- 22.4%	2,454	- 0.4%
May-2026	2,780	- 27.7%	2,645	+ 1.5%
Jun-2026	2,763	- 31.1%	2,632	- 3.8%
Jul-2026	2,900	- 26.6%	2,733	- 0.7%
Aug-2026	**2,883**	**- 20.7%**	**2,767**	**+ 4.6%**
12-Month Avg	2,671	- 17.7%	2,371	+ 6.8%

Historical Inventory of Homes for Sale by Month

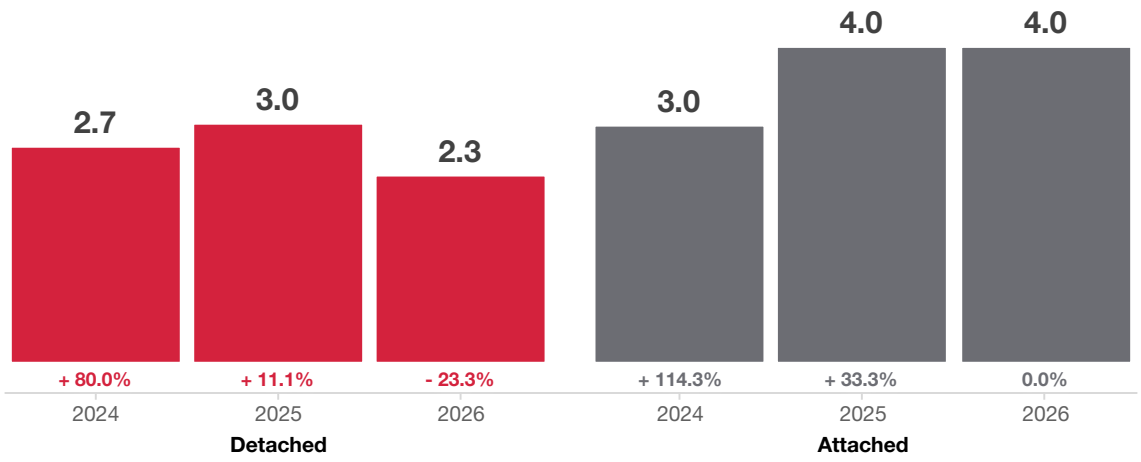


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Months Supply of Inventory

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.

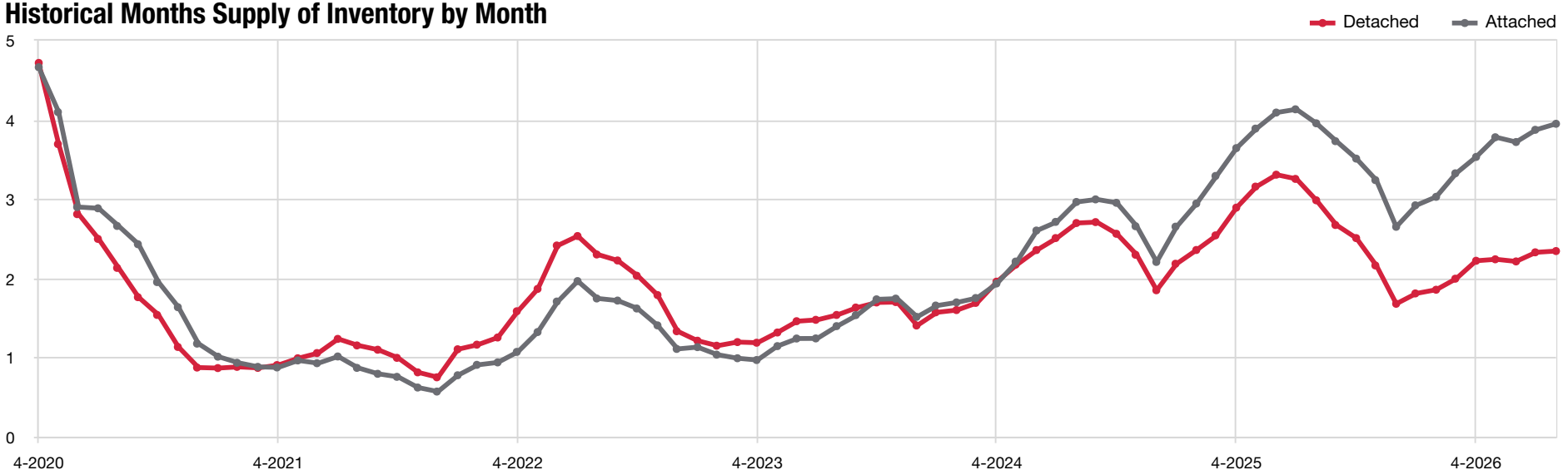
August



Months Supply	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
Sep-2025	2.7	0.0%	3.7	+ 23.3%
Oct-2025	2.5	- 3.8%	3.5	+ 16.7%
Nov-2025	2.2	- 4.3%	3.2	+ 18.5%
Dec-2025	1.7	- 5.6%	2.6	+ 18.2%
Jan-2026	1.8	- 18.2%	2.9	+ 7.4%
Feb-2026	1.9	- 20.8%	3.0	+ 3.4%
Mar-2026	2.0	- 20.0%	3.3	0.0%
Apr-2026	2.2	- 24.1%	3.5	- 2.8%
May-2026	2.2	- 31.3%	3.8	- 2.6%
Jun-2026	2.2	- 33.3%	3.7	- 9.8%
Jul-2026	2.3	- 30.3%	3.9	- 4.9%
Aug-2026	**2.3**	**- 23.3%**	**4.0**	**0.0%**
12-Month Avg*	2.2	- 18.9%	3.4	+ 4.7%

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

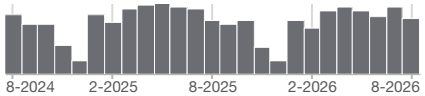
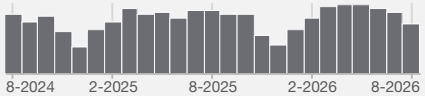
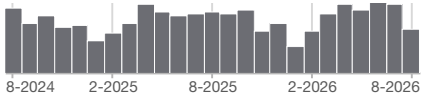
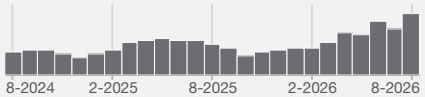
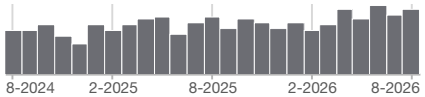
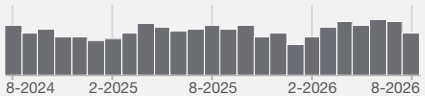
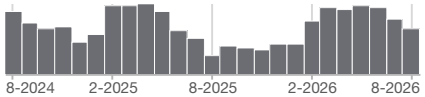
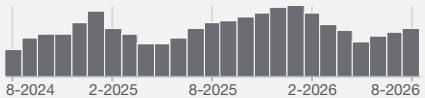
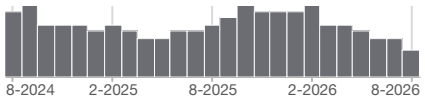
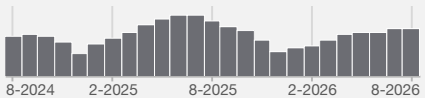
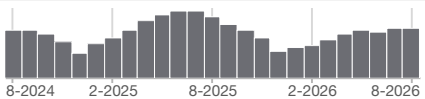
Historical Months Supply of Inventory by Month



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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	8-2025	8-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		3,085	**3,125**	+ 1.3%	27,215	**26,061**	- 4.2%
Pending Sales		2,079	**1,830**	- 12.0%	15,815	**16,151**	+ 2.1%
Closed Sales		2,068	**1,714**	- 17.1%	15,202	**15,464**	+ 1.7%
Median Sales Price		$901,000	**$965,000**	+ 7.1%	$905,000	**$925,000**	+ 2.2%
Average Sales Price		$1,219,823	**$1,249,153**	+ 2.4%	$1,195,901	**$1,221,761**	+ 2.2%
$ Volume of Closed Sales (in millions)		$2,510	**$2,130**	- 15.1%	$18,047	**$18,838**	+ 4.4%
Pct. of Orig. Price Received		96.7%	**97.8%**	+ 1.1%	98.0%	**98.2%**	+ 0.2%
Days on Market Until Sale		41	**38**	- 7.3%	37	**38**	+ 2.7%
Housing Affordability Index		48	**44**	- 8.3%	48	**46**	- 4.2%
Inventory of Homes for Sale		6,280	**5,650**	- 10.0%	—	**—**	—
Months Supply of Inventory		3.3	**2.9**	- 12.1%	—	**—**	—