

Monthly Indicators

March 2026

U.S. existing-home sales unexpectedly rose 1.7% month-over-month to a seasonally adjusted annual rate of 4.09 million, as lower mortgage rates helped boost buyer activity, according to the National Association of REALTORS® (NAR). Monthly sales increased in the Midwest, South, and West but decreased in the Northeast. Sales increased year-over-year in the South, but fell in the Northeast, Midwest, and West.

Closed Sales increased 5.2 percent for Detached homes and 9.7 percent for Attached homes. Pending Sales increased 0.3 percent for Detached homes and 3.0 percent for Attached homes. Inventory decreased 21.5 percent for Detached homes but increased 3.2 percent for Attached homes.

Median Sales Price increased 2.4 percent to \$1,100,000 for Detached homes but decreased 1.1 percent to \$670,000 for Attached homes. Days on Market increased 8.8 percent for Detached homes and 12.5 percent for Attached homes. Months Supply of Inventory decreased 23.1 percent for Detached homes but increased 3.0 percent for Attached homes.

Data from NAR show that inventory continued to grow nationwide, ticking up 2.4% month-over-month and 4.9% year-over-year to 1.29 million units heading into March, representing a 3.8-month supply at the current sales pace. Meanwhile, home prices increased for the 32nd consecutive month, climbing 0.3% year-over-year to \$398,000.

Monthly Snapshot

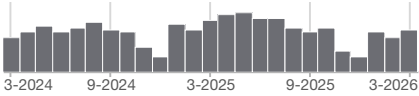
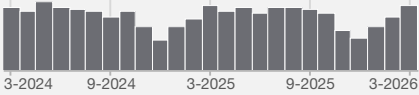
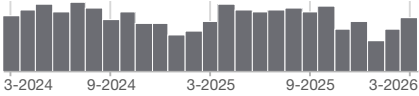
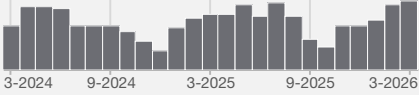
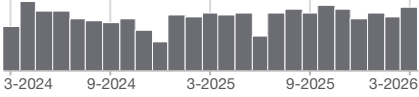

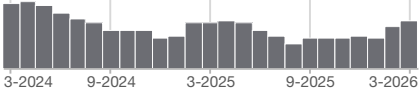

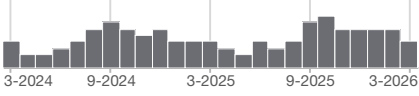

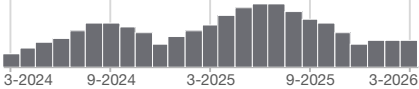
+ 6.8%	+ 0.8%	- 11.2%
One-Year Change in Closed Sales All Properties	One-Year Change in Median Sales Price All Properties	One-Year Change in Homes for Sale All Properties

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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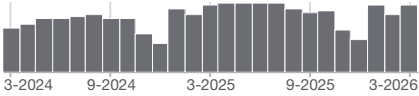
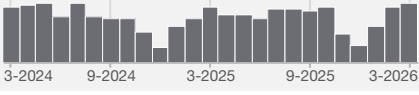
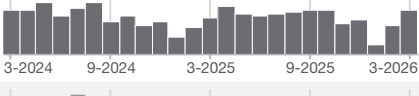

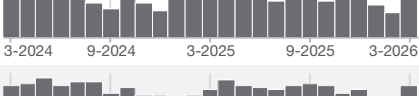
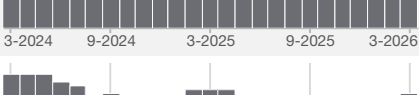
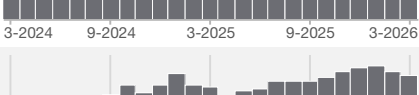
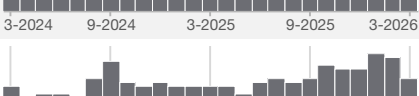

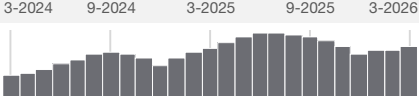

Detached Market Overview

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	3-2025	3-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		2,139	1,833	- 14.3%	6,007	5,200	- 13.4%
Pending Sales		1,388	1,392	+ 0.3%	3,641	3,677	+ 1.0%
Closed Sales		1,156	1,216	+ 5.2%	3,131	3,118	- 0.4%
Median Sales Price		\$1,074,250	\$1,100,000	+ 2.4%	\$1,050,000	\$1,078,550	+ 2.7%
Average Sales Price		\$1,420,580	\$1,438,166	+ 1.2%	\$1,412,981	\$1,423,141	+ 0.7%
\$ Volume of Closed Sales (in millions)		\$1,637	\$1,746	+ 6.7%	\$4,411	\$4,430	+ 0.4%
Pct. of Orig. Price Received		98.7%	98.9%	+ 0.2%	98.3%	98.2%	- 0.1%
Days on Market Until Sale		34	37	+ 8.8%	38	41	+ 7.9%
Housing Affordability Index		40	40	0.0%	41	41	0.0%
Inventory of Homes for Sale		3,200	2,513	- 21.5%	—	—	—
Months Supply of Inventory		2.6	2.0	- 23.1%	—	—	—

Attached Market Overview

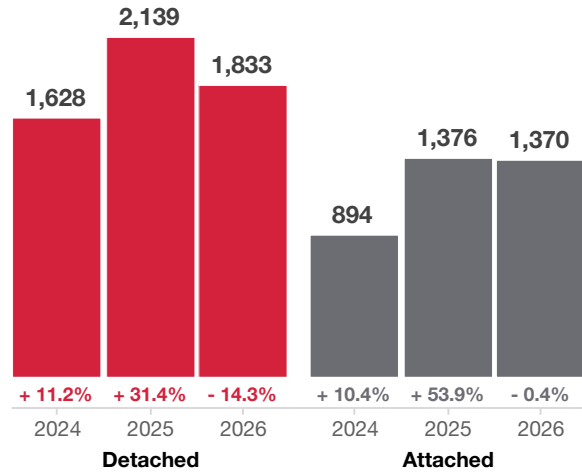
Key metrics by report month and for year-to-date (YTD) starting from the first of the year. **Attached homes only.**

Key Metrics	Historical Sparkbars	3-2025	3-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		1,376	1,370	- 0.4%	3,842	3,879	+ 1.0%
Pending Sales		755	778	+ 3.0%	2,061	2,166	+ 5.1%
Closed Sales		673	738	+ 9.7%	1,821	1,831	+ 0.5%
Median Sales Price		\$677,450	\$670,000	- 1.1%	\$675,000	\$651,000	- 3.6%
Average Sales Price		\$819,907	\$799,677	- 2.5%	\$808,579	\$786,356	- 2.7%
\$ Volume of Closed Sales (in millions)		\$549	\$589	+ 7.3%	\$1,466	\$1,437	- 2.0%
Pct. of Orig. Price Received		98.4%	98.0%	- 0.4%	98.3%	97.7%	- 0.6%
Days on Market Until Sale		40	45	+ 12.5%	42	47	+ 11.9%
Housing Affordability Index		63	65	+ 3.2%	63	67	+ 6.3%
Inventory of Homes for Sale		2,296	2,369	+ 3.2%	—	—	—
Months Supply of Inventory		3.3	3.4	+ 3.0%	—	—	—

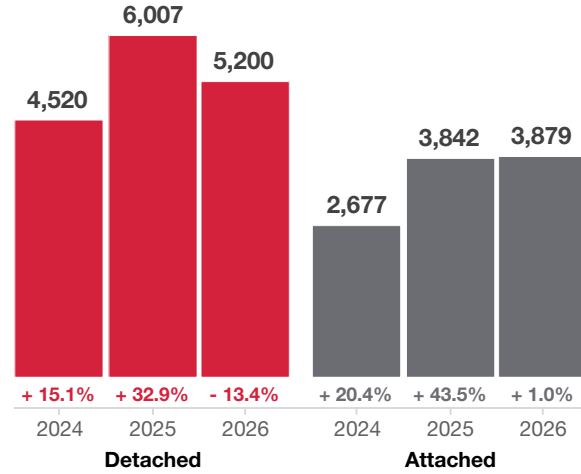
New Listings

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

March

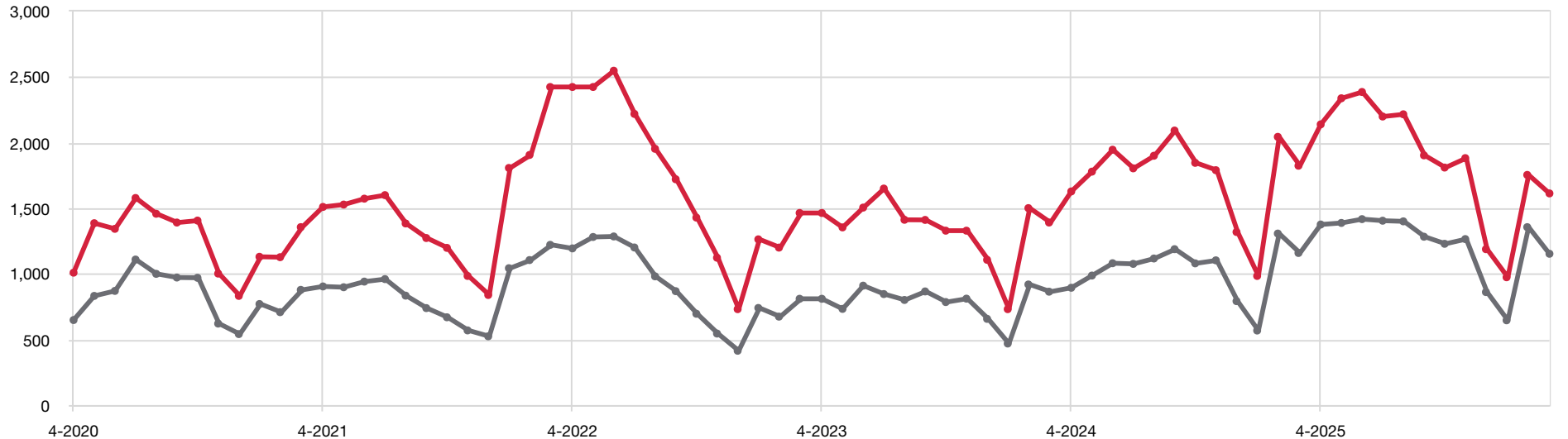


Year to Date



New Listings	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
Apr-2025	2,338	+ 31.4%	1,388	+ 40.6%
May-2025	2,386	+ 22.6%	1,417	+ 31.1%
Jun-2025	2,199	+ 21.9%	1,405	+ 30.6%
Jul-2025	2,216	+ 16.6%	1,400	+ 25.3%
Aug-2025	1,903	- 9.0%	1,283	+ 8.0%
Sep-2025	1,810	- 2.0%	1,229	+ 13.8%
Oct-2025	1,882	+ 5.1%	1,265	+ 14.7%
Nov-2025	1,188	- 9.9%	861	+ 8.7%
Dec-2025	974	- 1.0%	646	+ 13.7%
Jan-2026	1,754	- 14.2%	1,356	+ 3.7%
Feb-2026	1,613	- 11.6%	1,153	- 0.5%
Mar-2026	1,833	- 14.3%	1,370	- 0.4%
12-Month Avg	1,841	+ 2.9%	1,231	+ 15.1%

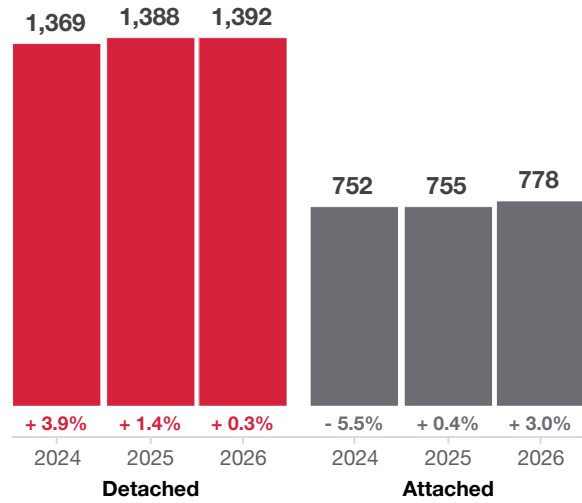
Historical New Listings by Month



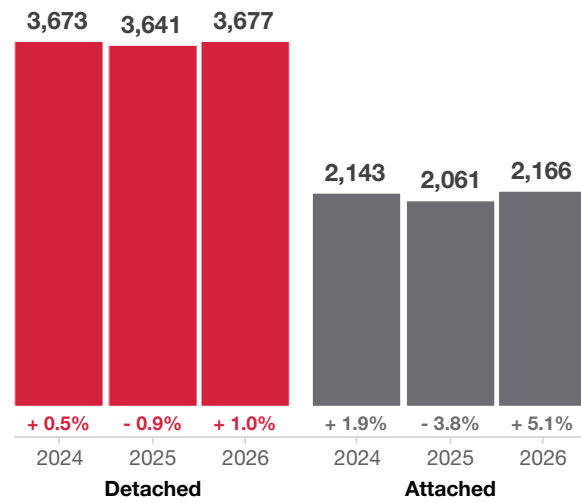
Pending Sales

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

March

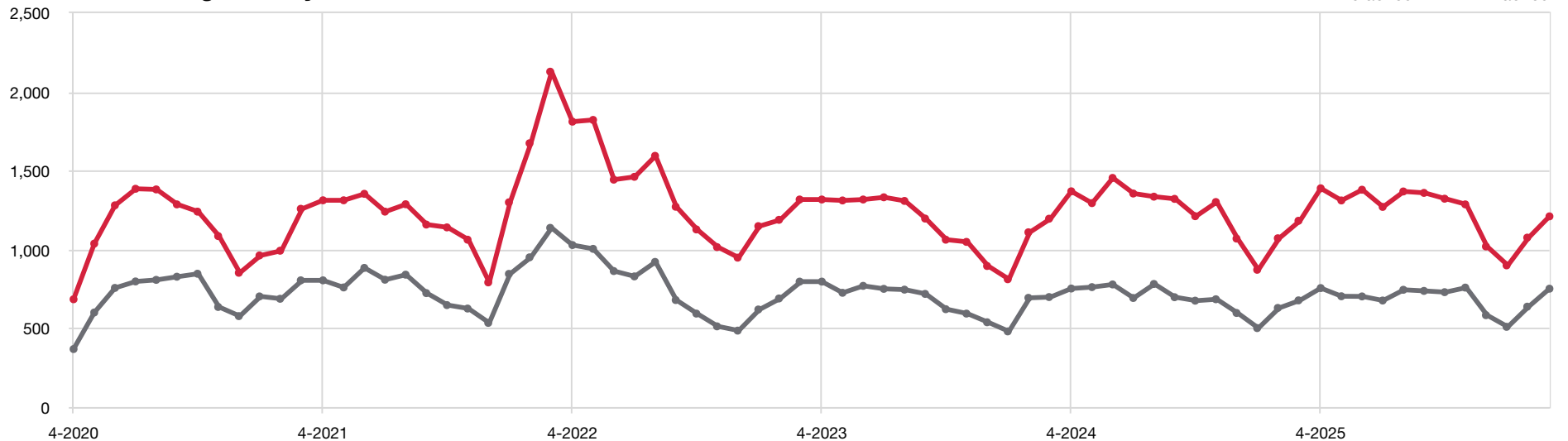


Year to Date



Pending Sales	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
Apr-2025	1,311	+ 1.3%	703	- 7.6%
May-2025	1,379	- 5.2%	702	- 9.8%
Jun-2025	1,270	- 6.3%	676	- 2.3%
Jul-2025	1,368	+ 2.5%	744	- 4.7%
Aug-2025	1,359	+ 2.9%	737	+ 5.7%
Sep-2025	1,322	+ 9.2%	729	+ 8.0%
Oct-2025	1,286	- 1.2%	758	+ 10.8%
Nov-2025	1,019	- 4.7%	583	- 2.3%
Dec-2025	899	+ 3.2%	509	+ 1.6%
Jan-2026	1,075	+ 0.4%	637	+ 1.3%
Feb-2026	1,210	+ 2.4%	751	+ 10.9%
Mar-2026	1,392	+ 0.3%	778	+ 3.0%
12-Month Avg	1,241	+ 0.3%	692	+ 1.0%

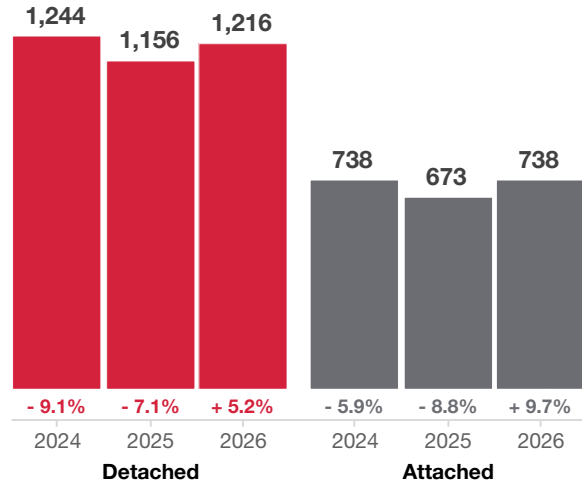
Historical Pending Sales by Month



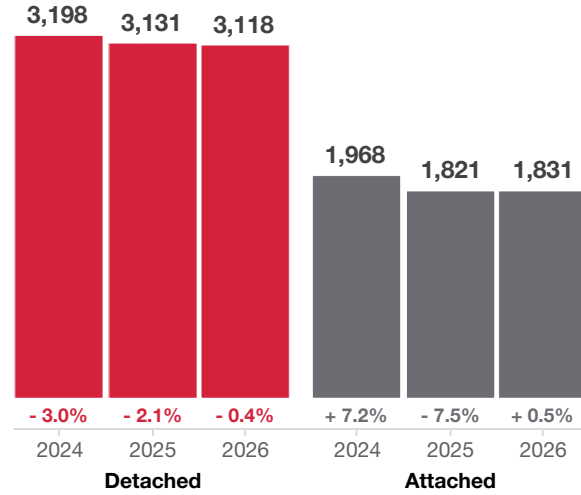
Closed Sales

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

March

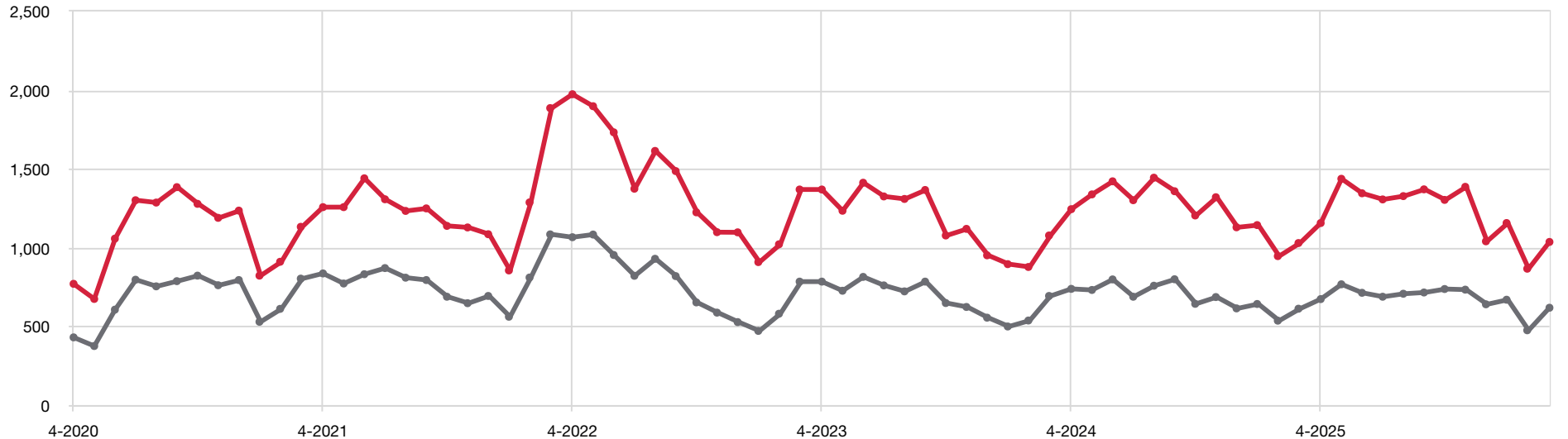


Year to Date



Closed Sales	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
Apr-2025	1,437	+ 7.4%	767	+ 4.9%
May-2025	1,345	- 5.3%	713	- 10.7%
Jun-2025	1,306	+ 0.4%	688	0.0%
Jul-2025	1,327	- 8.1%	707	- 6.7%
Aug-2025	1,370	+ 0.9%	715	- 10.5%
Sep-2025	1,303	+ 8.2%	737	+ 14.6%
Oct-2025	1,386	+ 5.0%	733	+ 6.9%
Nov-2025	1,040	- 7.9%	640	+ 4.2%
Dec-2025	1,156	+ 1.1%	669	+ 4.2%
Jan-2026	866	- 8.5%	475	- 11.4%
Feb-2026	1,036	+ 0.7%	618	+ 1.0%
Mar-2026	1,216	+ 5.2%	738	+ 9.7%
12-Month Avg	1,232	- 0.0%	683	+ 0.2%

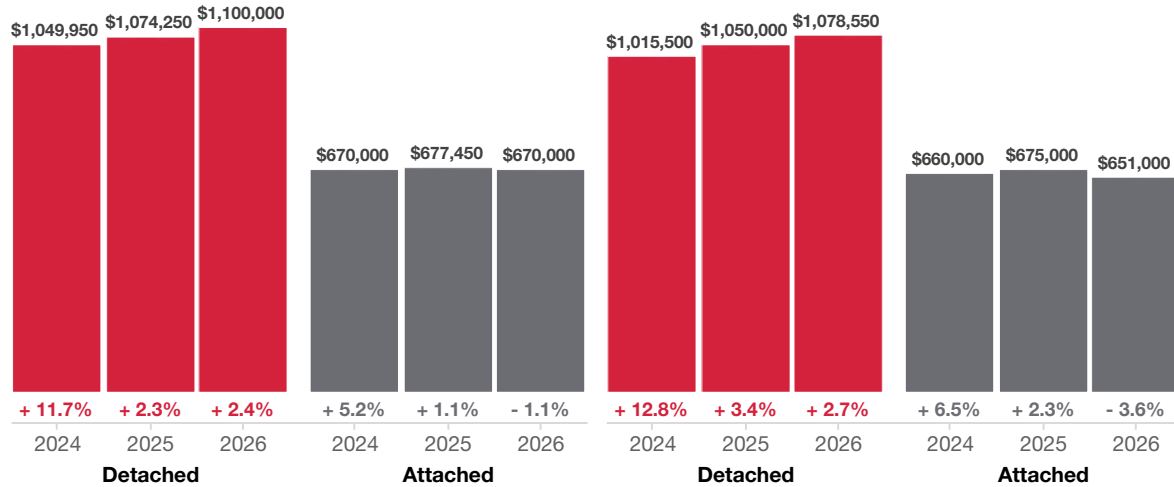
Historical Closed Sales by Month



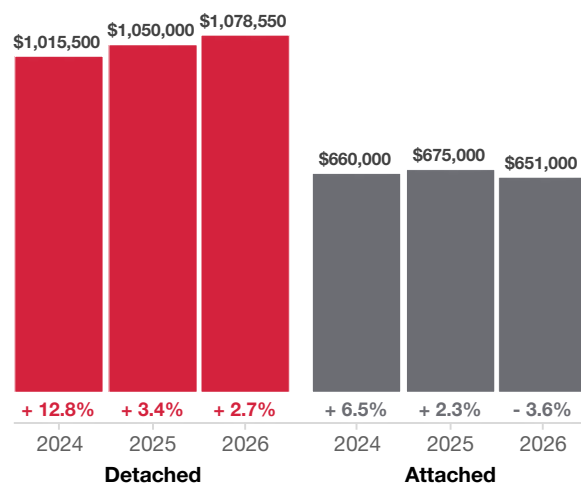
Median Sales Price

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

March



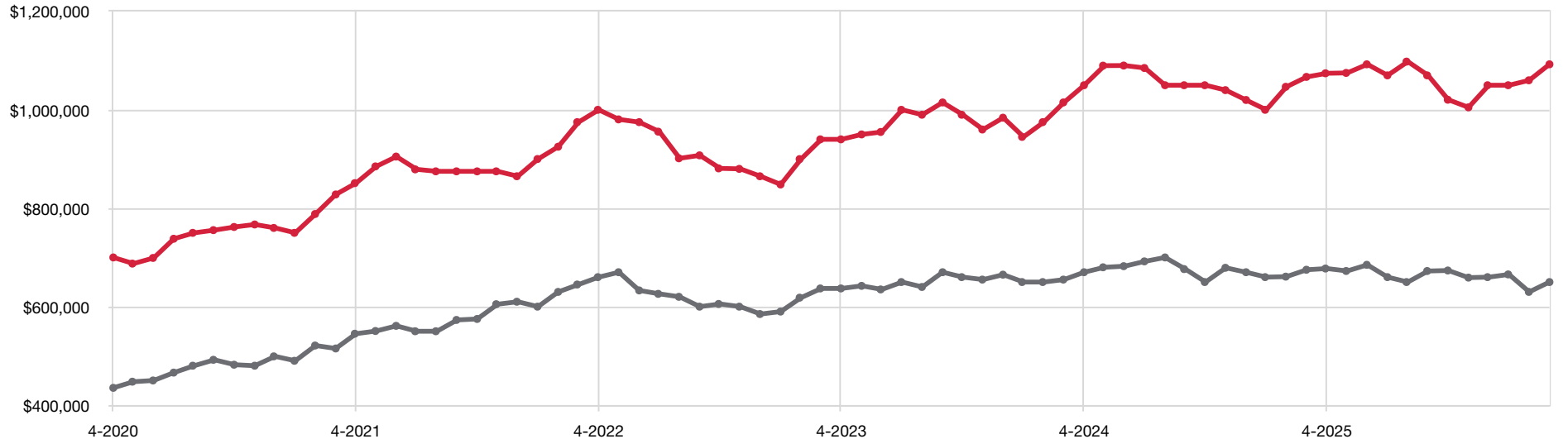
Year to Date



Median Sales Price	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
Apr-2025	\$1,075,000	-1.4%	\$672,500	-1.1%
May-2025	\$1,092,500	+0.2%	\$685,000	+0.4%
Jun-2025	\$1,070,000	-1.4%	\$660,000	-4.6%
Jul-2025	\$1,098,000	+4.6%	\$650,000	-7.1%
Aug-2025	\$1,070,000	+1.9%	\$672,450	-0.6%
Sep-2025	\$1,020,500	-2.8%	\$673,500	+3.6%
Oct-2025	\$1,005,000	-3.4%	\$659,000	-2.9%
Nov-2025	\$1,050,000	+2.9%	\$660,000	-1.5%
Dec-2025	\$1,050,000	+5.0%	\$665,500	+0.8%
Jan-2026	\$1,060,000	+1.3%	\$630,000	-4.7%
Feb-2026	\$1,092,500	+2.4%	\$650,000	-3.7%
Mar-2026	\$1,100,000	+2.4%	\$670,000	-1.1%
12-Month Avg*	\$1,060,000	+1.0%	\$660,283	-2.2%

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

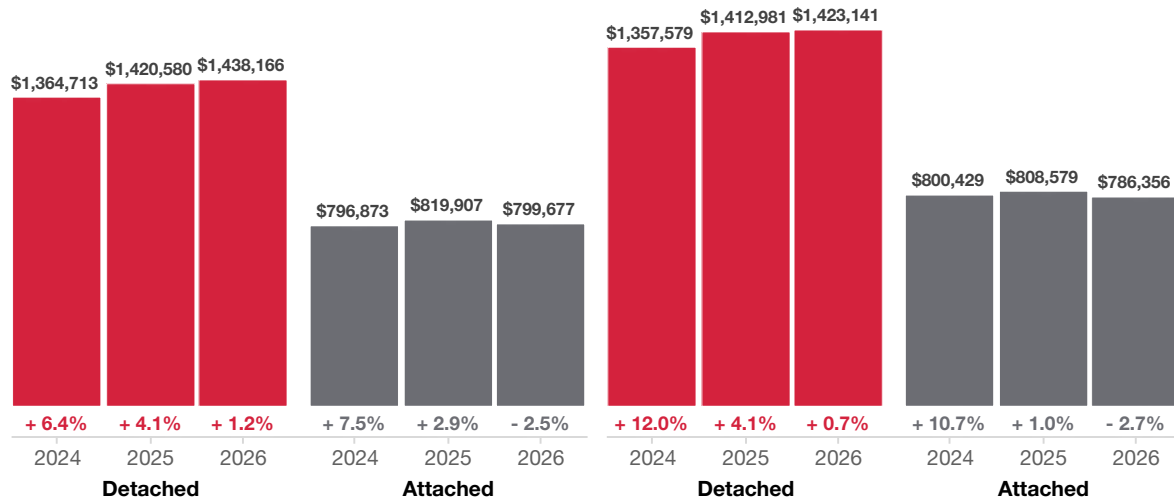
Historical Median Sales Price by Month



Average Sales Price

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

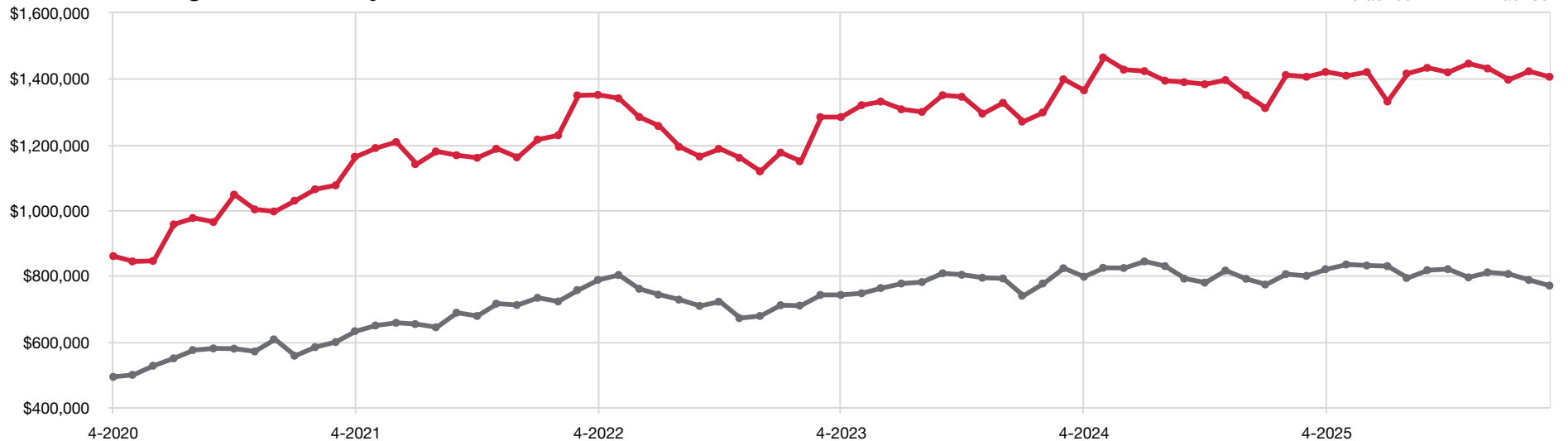
March



Avg. Sales Price	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
Apr-2025	\$1,409,330	-3.8%	\$834,299	+1.2%
May-2025	\$1,420,359	-0.5%	\$831,077	+0.9%
Jun-2025	\$1,330,507	-6.5%	\$829,263	-1.7%
Jul-2025	\$1,415,961	+1.6%	\$793,165	-4.3%
Aug-2025	\$1,433,201	+3.1%	\$816,922	+3.3%
Sep-2025	\$1,419,579	+2.6%	\$820,009	+5.3%
Oct-2025	\$1,446,225	+3.6%	\$794,926	-2.6%
Nov-2025	\$1,431,195	+6.0%	\$810,196	+2.5%
Dec-2025	\$1,397,002	+6.6%	\$805,221	+4.1%
Jan-2026	\$1,422,617	+0.8%	\$787,056	-2.2%
Feb-2026	\$1,405,938	-0.0%	\$769,900	-3.7%
Mar-2026	\$1,438,166	+1.2%	\$799,677	-2.5%
12-Month Avg*	\$1,414,020	+1.1%	\$808,791	+0.0%

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

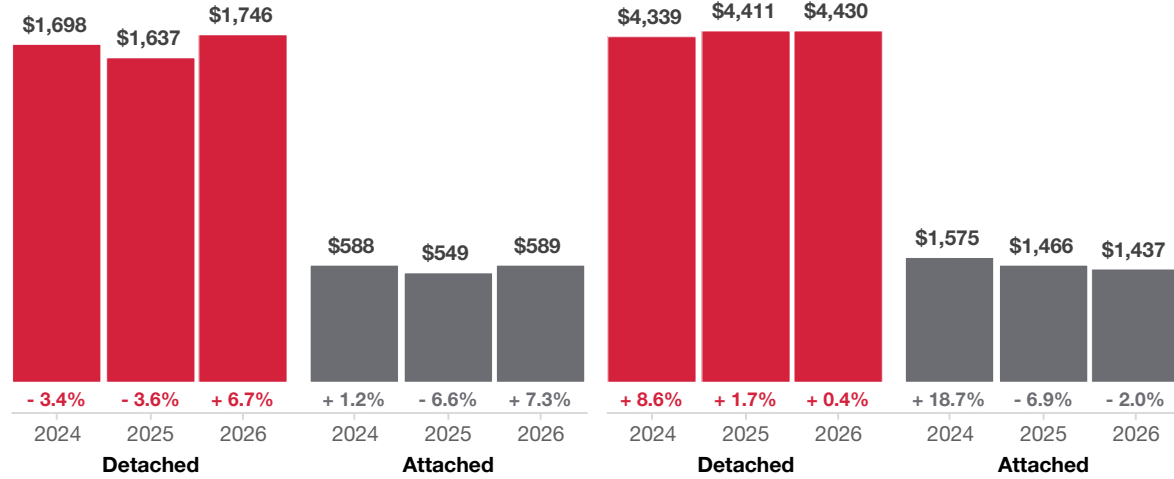
Historical Average Sales Price by Month



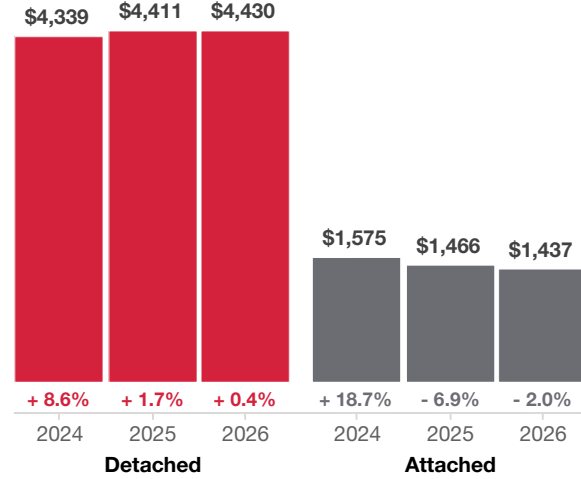
Dollar Volume of Closed Sales (in millions)

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

March

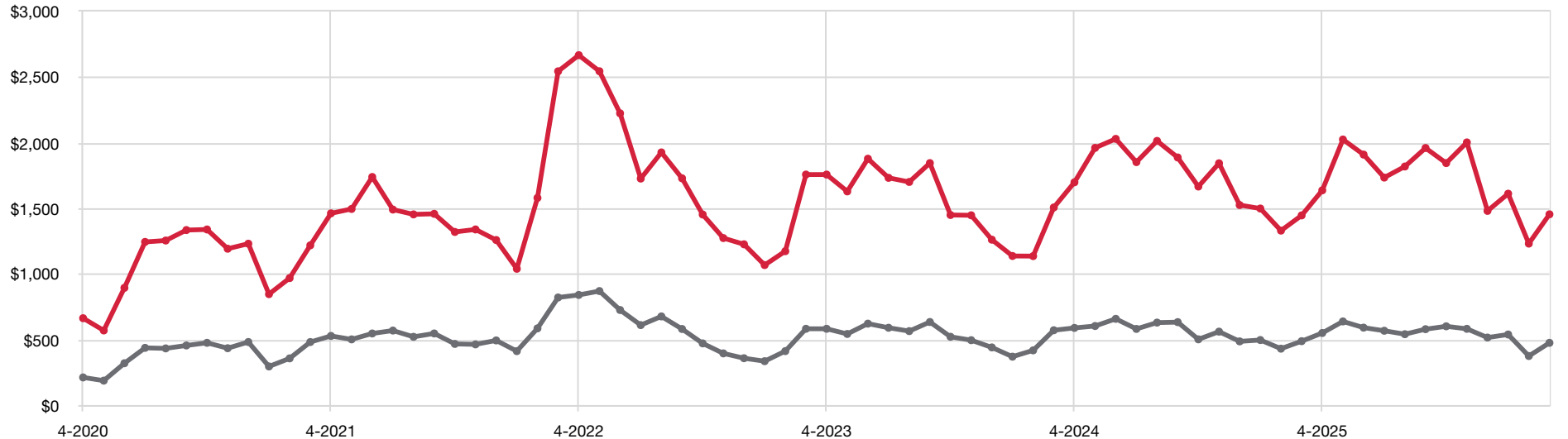


Year to Date



\$ Volume of Closed Sales (in millions)	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
Apr-2025	\$2,024	+ 3.3%	\$637	+ 5.8%
May-2025	\$1,909	- 5.9%	\$590	- 10.2%
Jun-2025	\$1,734	- 6.4%	\$566	- 2.4%
Jul-2025	\$1,818	- 9.7%	\$540	- 14.1%
Aug-2025	\$1,959	+ 3.8%	\$578	- 8.5%
Sep-2025	\$1,844	+ 10.7%	\$600	+ 19.8%
Oct-2025	\$2,002	+ 8.6%	\$581	+ 3.8%
Nov-2025	\$1,480	- 2.9%	\$514	+ 6.0%
Dec-2025	\$1,611	+ 7.5%	\$538	+ 8.5%
Jan-2026	\$1,231	- 7.4%	\$374	- 13.0%
Feb-2026	\$1,454	+ 0.6%	\$474	- 2.7%
Mar-2026	\$1,746	+ 6.7%	\$589	+ 7.3%
12-Month Avg	\$1,734	+ 0.6%	\$549	- 0.4%

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

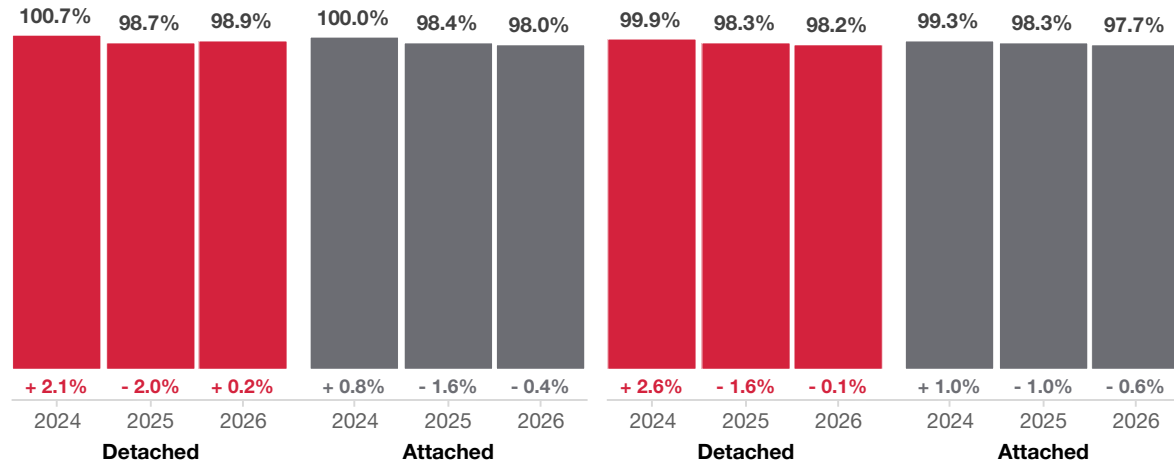


Percent of Original List Price Received

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.

March

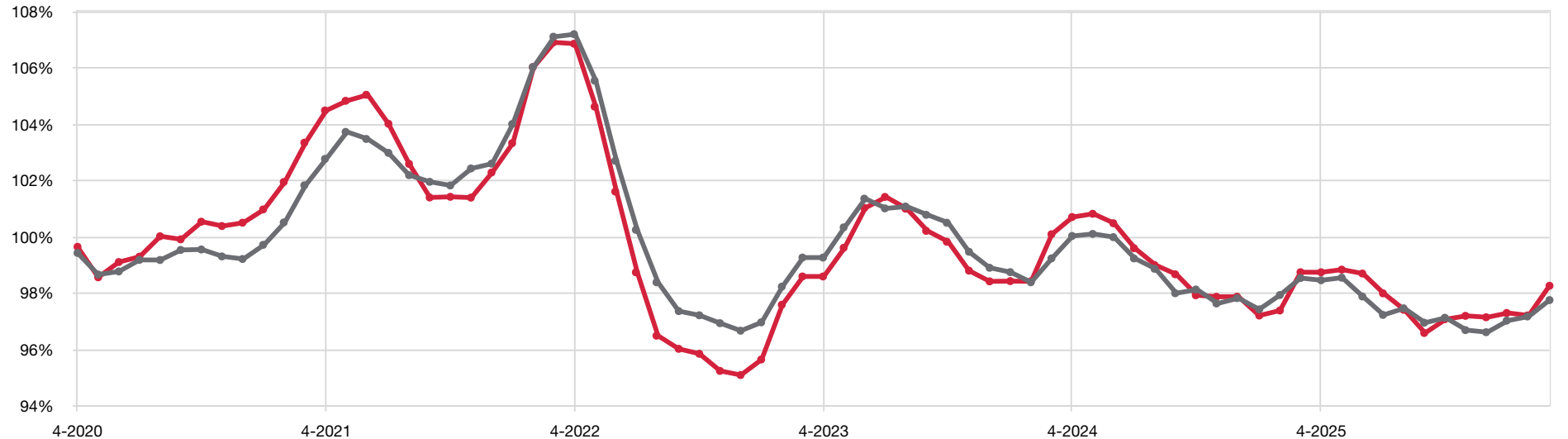
Year to Date



Pct. of Orig. Price Received	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
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	97.1%	- 0.8%	97.1%	- 1.0%
Oct-2025	97.2%	- 0.7%	96.7%	- 0.9%
Nov-2025	97.1%	- 0.8%	96.6%	- 1.2%
Dec-2025	97.3%	+ 0.1%	97.0%	- 0.4%
Jan-2026	97.2%	- 0.2%	97.2%	- 0.7%
Feb-2026	98.2%	- 0.5%	97.7%	- 0.8%
Mar-2026	98.9%	+ 0.2%	98.0%	- 0.4%
12-Month Avg*	97.7%	- 1.0%	97.4%	- 1.2%

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

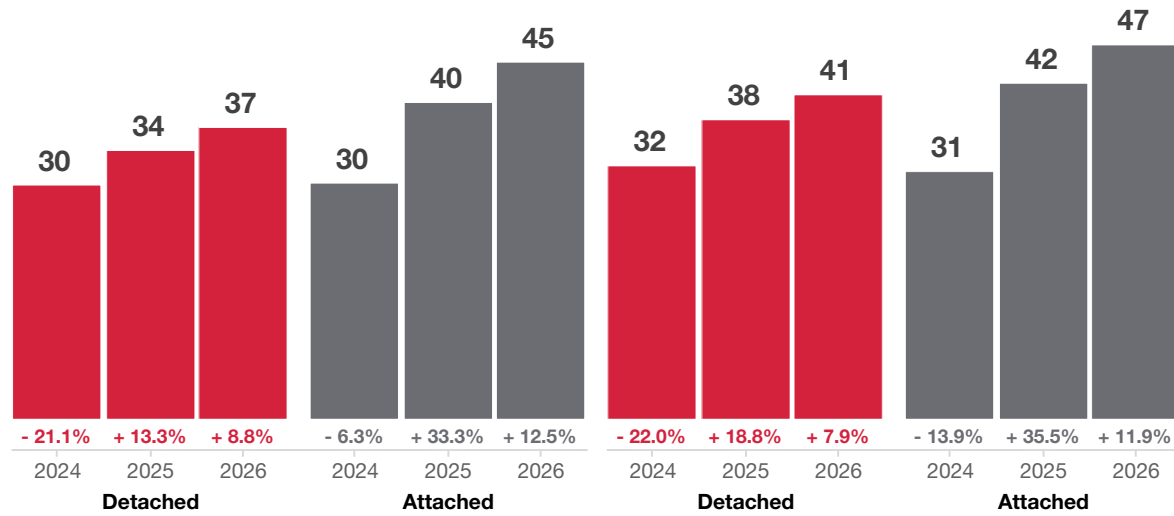
Historical Percent of Original List Price Received by Month



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.

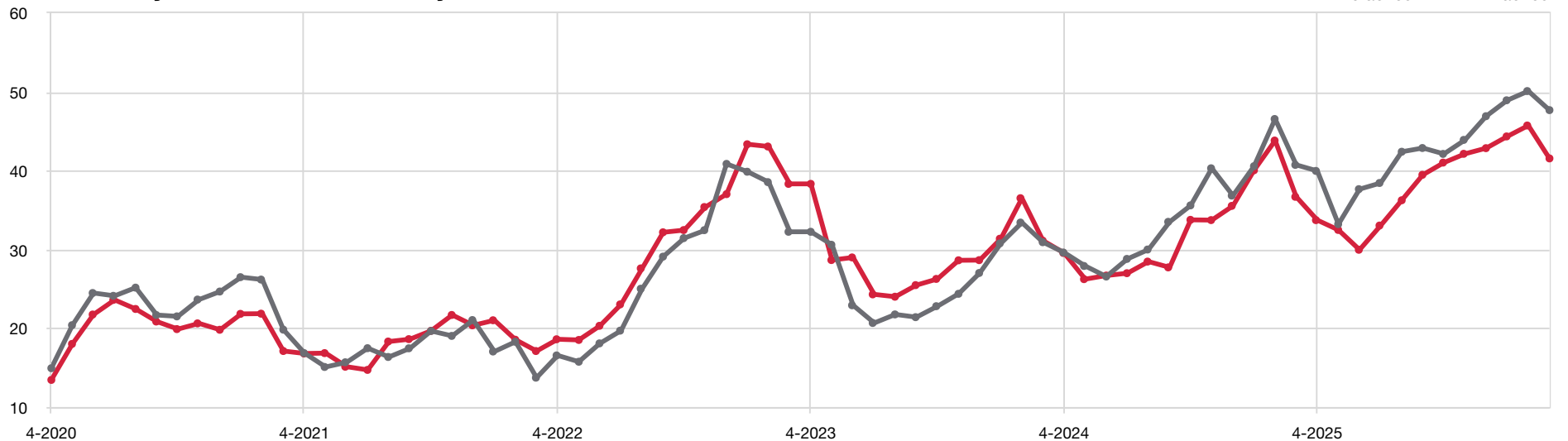
March



Days on Market	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
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%	44	+ 10.0%
Nov-2025	43	+ 19.4%	47	+ 27.0%
Dec-2025	44	+ 10.0%	49	+ 19.5%
Jan-2026	46	+ 4.5%	50	+ 6.4%
Feb-2026	42	+ 13.5%	48	+ 17.1%
Mar-2026	37	+ 8.8%	45	+ 12.5%
12-Month Avg*	38	+ 19.2%	43	+ 22.3%

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

Historical Days on Market Until Sale by Month

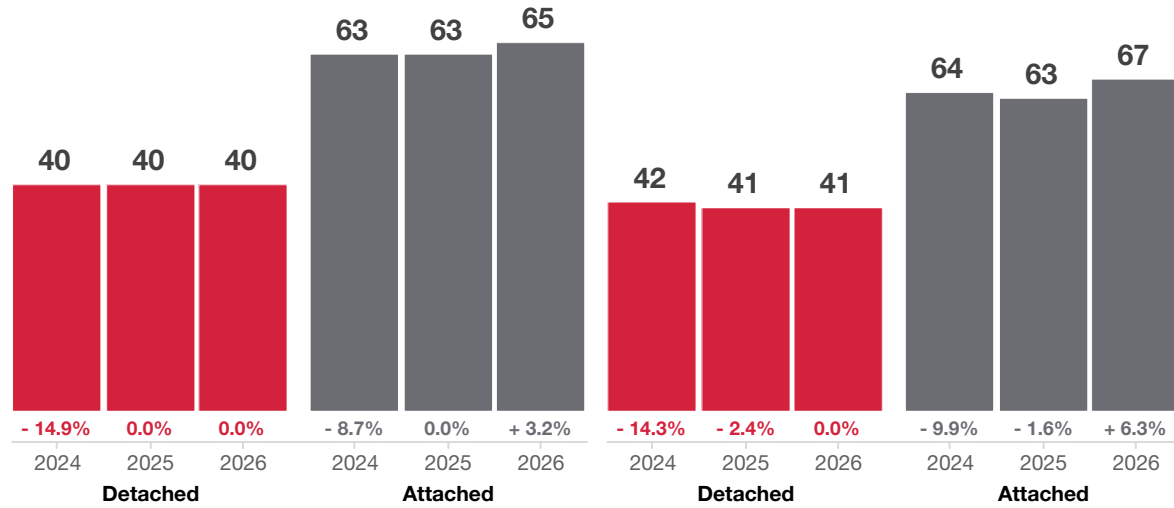


Housing Affordability Index

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.

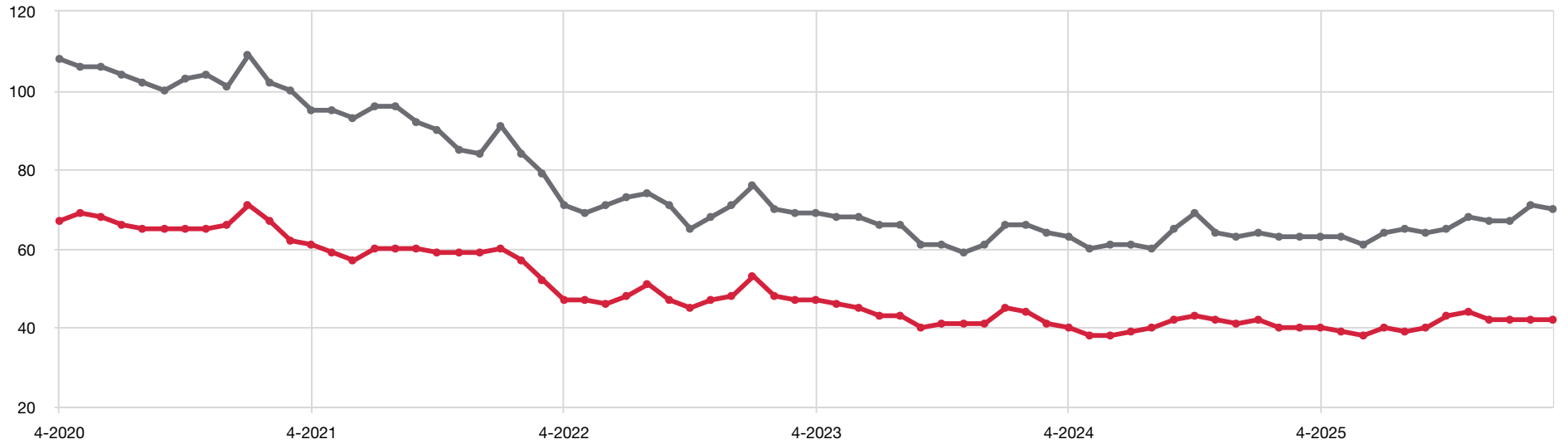
March

Year to Date



Affordability Index	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
Apr-2025	39	+ 2.6%	63	+ 5.0%
May-2025	38	0.0%	61	0.0%
Jun-2025	40	+ 2.6%	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%	67	+ 4.7%
Jan-2026	42	+ 5.0%	71	+ 12.7%
Feb-2026	42	+ 5.0%	70	+ 11.1%
Mar-2026	40	0.0%	65	+ 3.2%
12-Month Avg	41	+ 1.2%	66	+ 4.5%

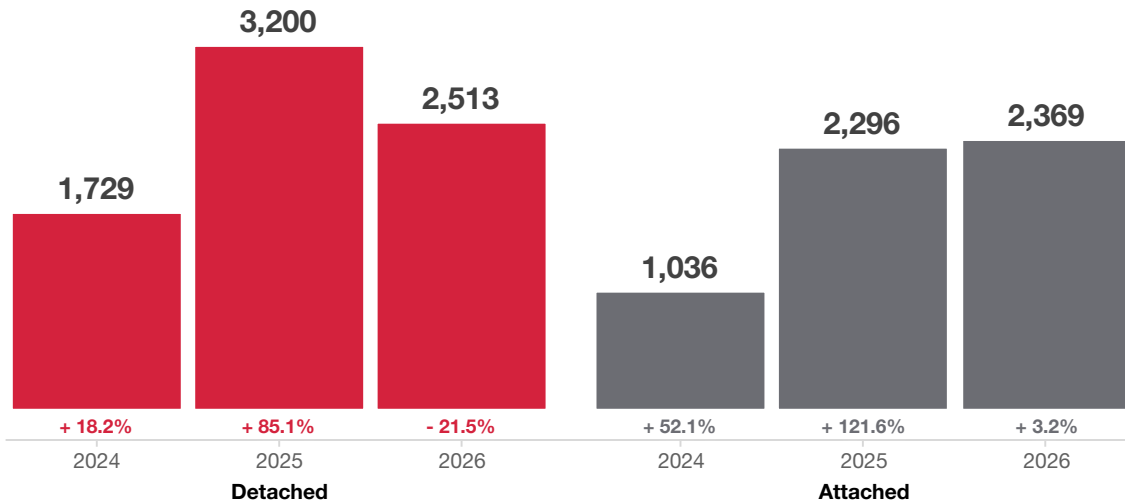
Historical Housing Affordability Index by Month



Inventory of Homes for Sale

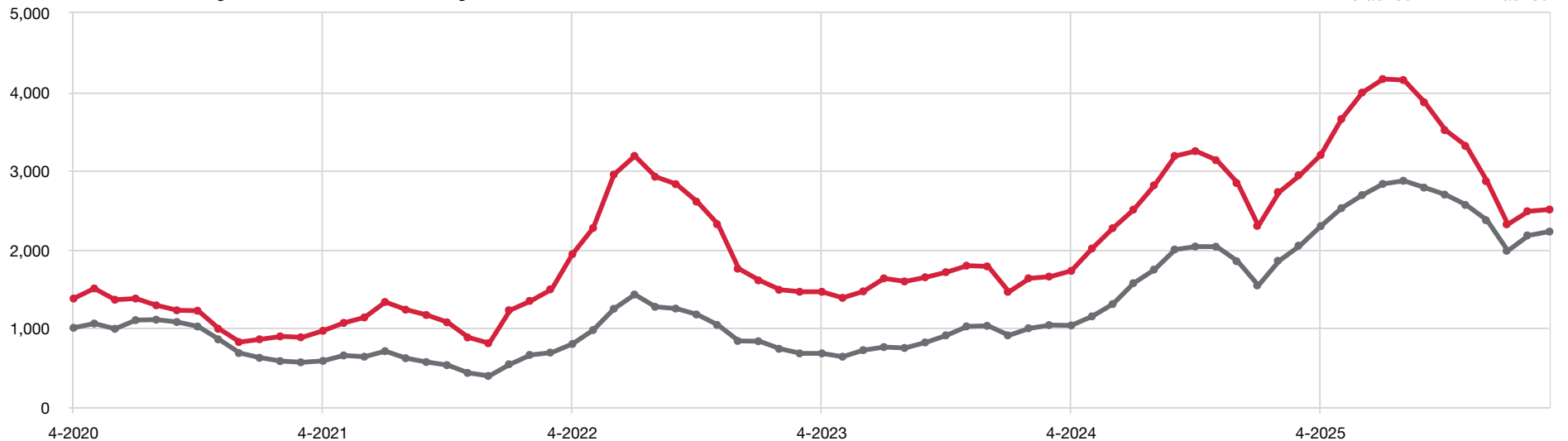
The number of properties available for sale in active status at the end of a given month.

March



Homes for Sale	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
Apr-2025	3,655	+ 81.7%	2,524	+ 119.3%
May-2025	3,991	+ 75.8%	2,690	+ 105.8%
Jun-2025	4,163	+ 66.2%	2,832	+ 80.2%
Jul-2025	4,150	+ 47.5%	2,872	+ 64.7%
Aug-2025	3,868	+ 21.4%	2,785	+ 39.3%
Sep-2025	3,514	+ 8.2%	2,696	+ 32.4%
Oct-2025	3,314	+ 5.8%	2,565	+ 26.0%
Nov-2025	2,867	+ 0.8%	2,371	+ 28.1%
Dec-2025	2,319	+ 0.9%	1,983	+ 28.5%
Jan-2026	2,485	- 8.9%	2,178	+ 17.3%
Feb-2026	2,507	- 14.8%	2,227	+ 8.7%
Mar-2026	2,513	- 21.5%	2,369	+ 3.2%
12-Month Avg	3,279	+ 18.6%	2,508	+ 40.4%

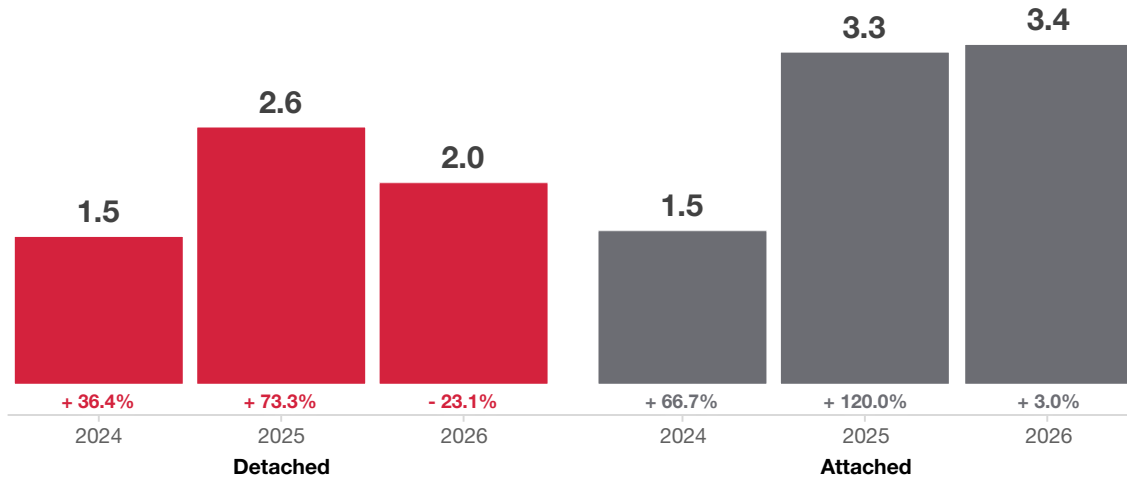
Historical Inventory of Homes for Sale by Month



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.

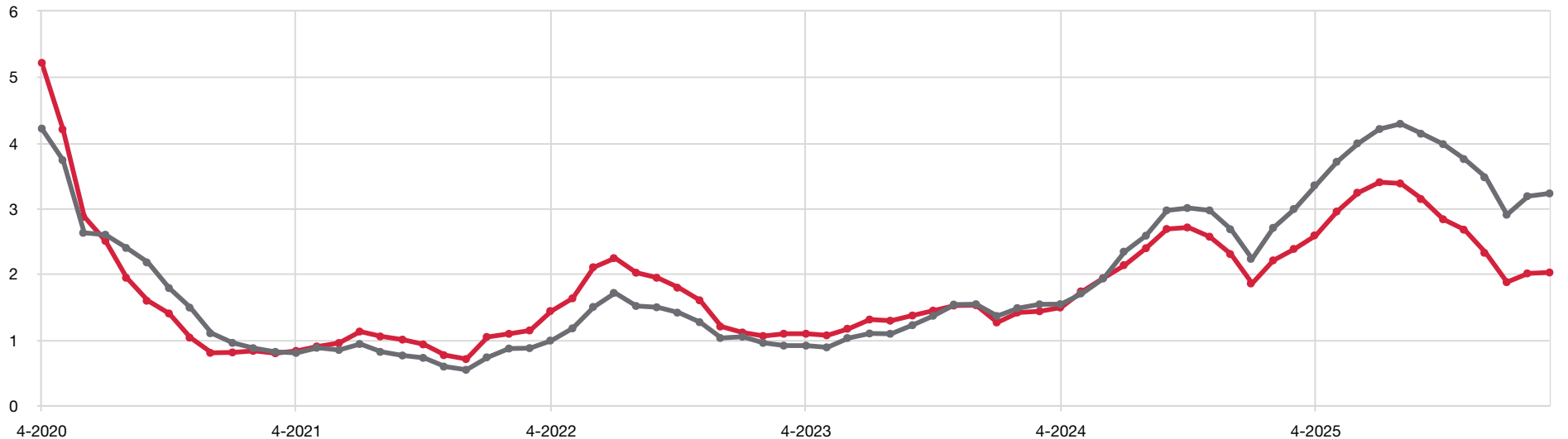
March



Months Supply	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
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%	4.0	+33.3%
Oct-2025	2.7	+3.8%	3.8	+26.7%
Nov-2025	2.3	0.0%	3.5	+29.6%
Dec-2025	1.9	0.0%	2.9	+31.8%
Jan-2026	2.0	-9.1%	3.2	+18.5%
Feb-2026	2.0	-16.7%	3.2	+6.7%
Mar-2026	2.0	-23.1%	3.4	+3.0%
12-Month Avg*	2.7	+15.9%	3.7	+40.8%

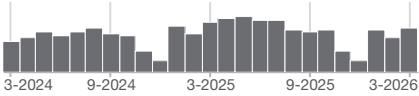
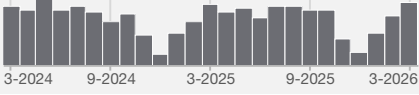

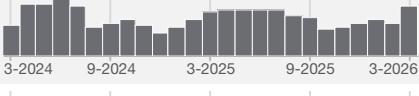



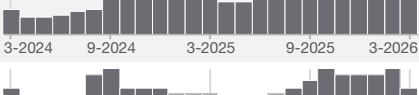
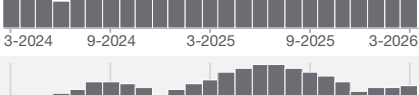
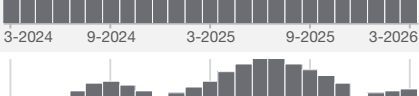

* Months Supply for all properties from April 2025 through March 2026. This is not the average of the individual figures above.

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	3-2025	3-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		3,515	3,203	- 8.9%	9,849	9,079	- 7.8%
Pending Sales		2,143	2,170	+ 1.3%	5,702	5,843	+ 2.5%
Closed Sales		1,829	1,954	+ 6.8%	4,952	4,949	- 0.1%
Median Sales Price		\$907,872	\$915,000	+ 0.8%	\$900,000	\$900,000	0.0%
Average Sales Price		\$1,199,696	\$1,197,177	- 0.2%	\$1,190,938	\$1,187,633	- 0.3%
\$ Volume of Closed Sales (in millions)		\$2,186	\$2,334	+ 6.8%	\$5,877	\$5,867	- 0.2%
Pct. of Orig. Price Received		98.6%	98.6%	0.0%	98.3%	98.0%	- 0.3%
Days on Market Until Sale		36	40	+ 11.1%	39	43	+ 10.3%
Housing Affordability Index		47	48	+ 2.1%	48	49	+ 2.1%
Inventory of Homes for Sale		5,496	4,882	- 11.2%	—	—	—
Months Supply of Inventory		2.9	2.5	- 13.8%	—	—	—