Monthly Indicators

October 2026

U.S. existing-home sales rose 1.5 percent from August and fell 2.2 percent from a year earlier in September, to a seasonally adjusted annual rate of 3.99 million, according to the National Association of REALTORS®. Sales increased in the South and the West, held steady in the Midwest, and declined in the Northeast. Compared with a year earlier, sales declined in all four regions. August and September were the two slowest months for home sales this year, NAR Chief Economist Lawrence Yun said.

Closed Sales decreased 24.1 percent for Detached homes and 21.3 percent for Attached homes. Pending Sales decreased 25.4 percent for Detached homes and 24.9 percent for Attached homes. Inventory decreased 4.1 percent for Detached homes but increased 8.4 percent for Attached homes.

Median Sales Price increased 6.5 percent to $1,065,000 for Detached homes but decreased 0.2 percent to $658,000 for Attached homes. Days on Market decreased 7.1 percent for Detached homes but increased 4.5 percent for Attached homes. Months Supply of Inventory remained flat for Detached homes but increased 11.1 percent for Attached properties.

Heading into October, 1.60 million homes were listed for sale, up 1.9 percent from the previous month and 4.6 percent from a year earlier, according to NAR. Unsold inventory was a 4.8-month supply, unchanged from August and up from a 4.5-month supply a year earlier. The median existing-home sales price was $417,500, up 1.3 percent from $412,300 a year earlier. That marked the 39th consecutive month of year-over-year price gains.

Monthly Snapshot

- 23.1%	+ 4.2%	+ 1.4%
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

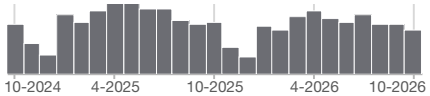
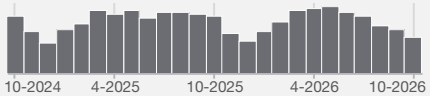
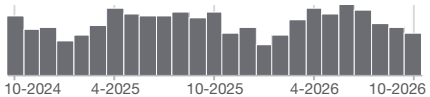
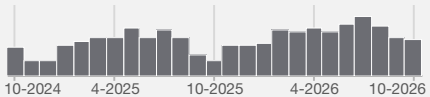
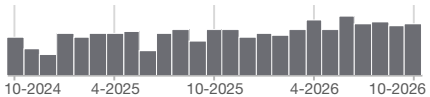
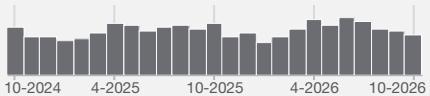
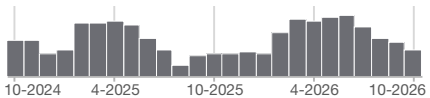
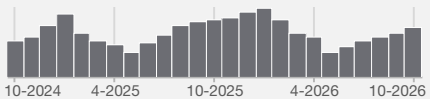
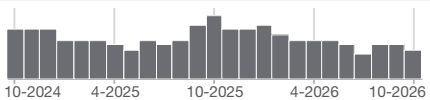
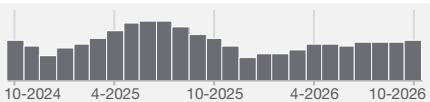
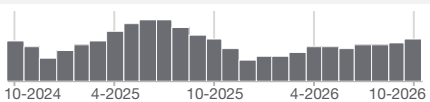
Residential real estate activity in San Diego County composed of single family properties, townhomes and condominiums. Percent changes are calculated using rounded figures.

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

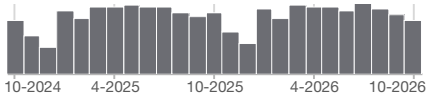
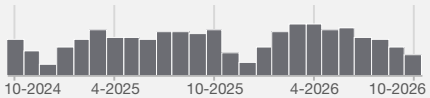
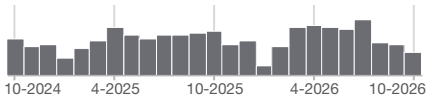
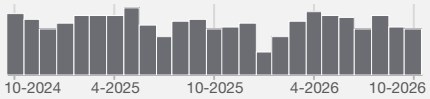
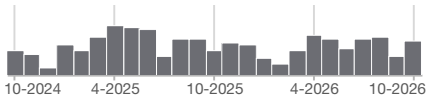
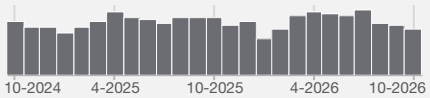
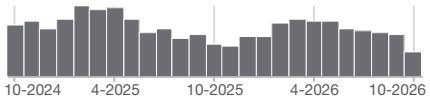
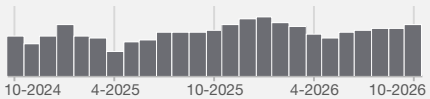
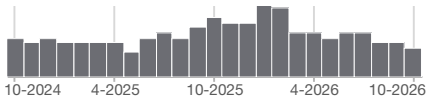
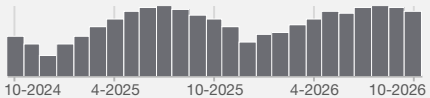
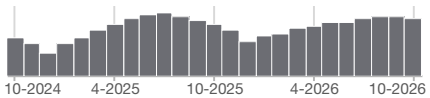
Detached Market Overview

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	10-2025	10-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		1,840	**1,630**	- 11.4%	20,360	**18,291**	- 10.2%
Pending Sales		1,270	**947**	- 25.4%	12,799	**12,266**	- 4.2%
Closed Sales		1,367	**1,038**	- 24.1%	12,480	**12,152**	- 2.6%
Median Sales Price		$1,000,000	**$1,065,000**	+ 6.5%	$1,050,000	**$1,100,000**	+ 4.8%
Average Sales Price		$1,433,601	**$1,462,472**	+ 2.0%	$1,404,105	**$1,455,090**	+ 3.6%
$ Volume of Closed Sales (in millions)		$1,957	**$1,514**	- 22.6%	$17,431	**$17,655**	+ 1.3%
Pct. of Orig. Price Received		97.2%	**97.4%**	+ 0.2%	97.8%	**98.4%**	+ 0.6%
Days on Market Until Sale		42	**39**	- 7.1%	37	**36**	- 2.7%
Housing Affordability Index		45	**38**	- 15.6%	42	**37**	- 11.9%
Inventory of Homes for Sale		3,184	**3,054**	- 4.1%	—	**—**	—
Months Supply of Inventory		2.6	**2.6**	0.0%	—	**—**	—

Attached Market Overview

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

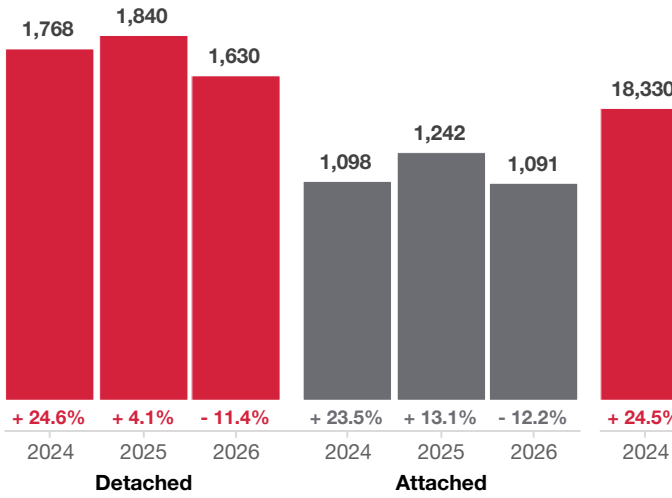
Key Metrics	Historical Sparkbars	10-2025	10-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		1,242	**1,091**	- 12.2%	12,988	**13,023**	+ 0.3%
Pending Sales		752	**565**	- 24.9%	7,058	**6,999**	- 0.8%
Closed Sales		731	**575**	- 21.3%	6,841	**6,840**	- 0.0%
Median Sales Price		$659,000	**$658,000**	- 0.2%	$670,000	**$665,000**	- 0.7%
Average Sales Price		$797,098	**$812,707**	+ 2.0%	$814,094	**$804,889**	- 1.1%
$ Volume of Closed Sales (in millions)		$581	**$462**	- 20.5%	$5,522	**$5,476**	- 0.8%
Pct. of Orig. Price Received		96.7%	**96.3%**	- 0.4%	97.7%	**97.4%**	- 0.3%
Days on Market Until Sale		44	**46**	+ 4.5%	41	**44**	+ 7.3%
Housing Affordability Index		68	**62**	- 8.8%	67	**61**	- 9.0%
Inventory of Homes for Sale		2,456	**2,663**	+ 8.4%	—	**—**	—
Months Supply of Inventory		3.6	**4.0**	+ 11.1%	—	**—**	—

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

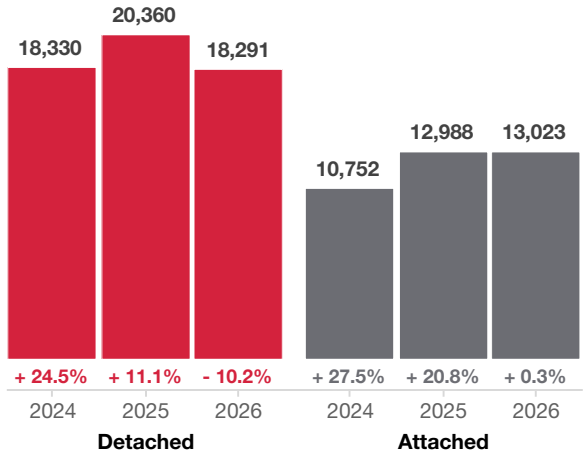
New Listings

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

October

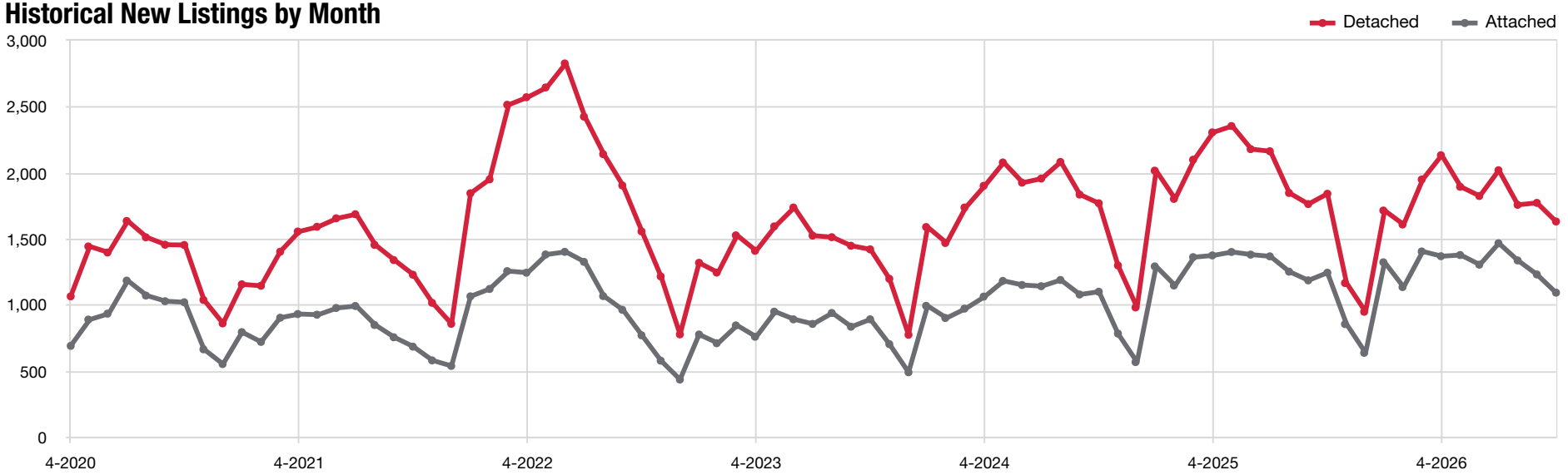


Year to Date



New Listings	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
Nov-2025	1,164	- 10.3%	853	+ 9.2%
Dec-2025	946	- 3.4%	635	+ 12.4%
Jan-2026	1,713	- 15.0%	1,321	+ 2.4%
Feb-2026	1,607	- 10.8%	1,133	- 1.0%
Mar-2026	1,948	- 7.1%	1,403	+ 3.2%
Apr-2026	2,132	- 7.5%	1,367	- 0.4%
May-2026	1,893	- 19.5%	1,376	- 1.6%
Jun-2026	1,823	- 16.3%	1,303	- 5.5%
Jul-2026	2,018	- 6.7%	1,465	+ 7.2%
Aug-2026	1,756	- 4.9%	1,335	+ 6.8%
Sep-2026	1,771	+ 0.5%	1,229	+ 3.8%
Oct-2026	**1,630**	**- 11.4%**	**1,091**	**- 12.2%**
12-Month Avg	1,700	- 9.9%	1,209	+ 1.2%

Historical New Listings by Month

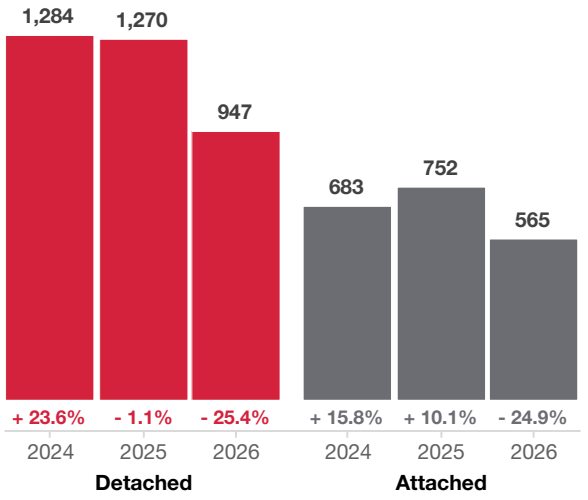


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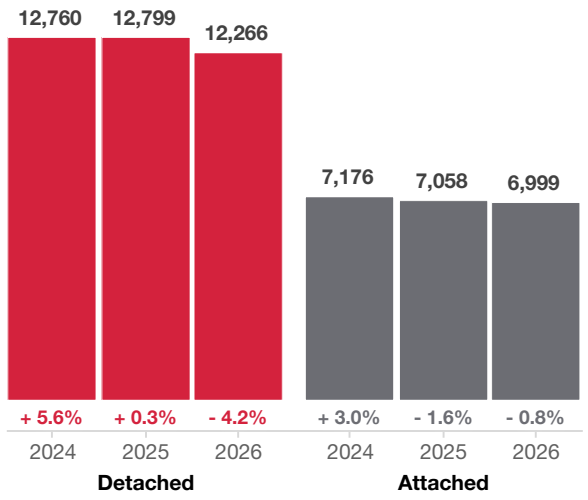
Pending Sales

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

October

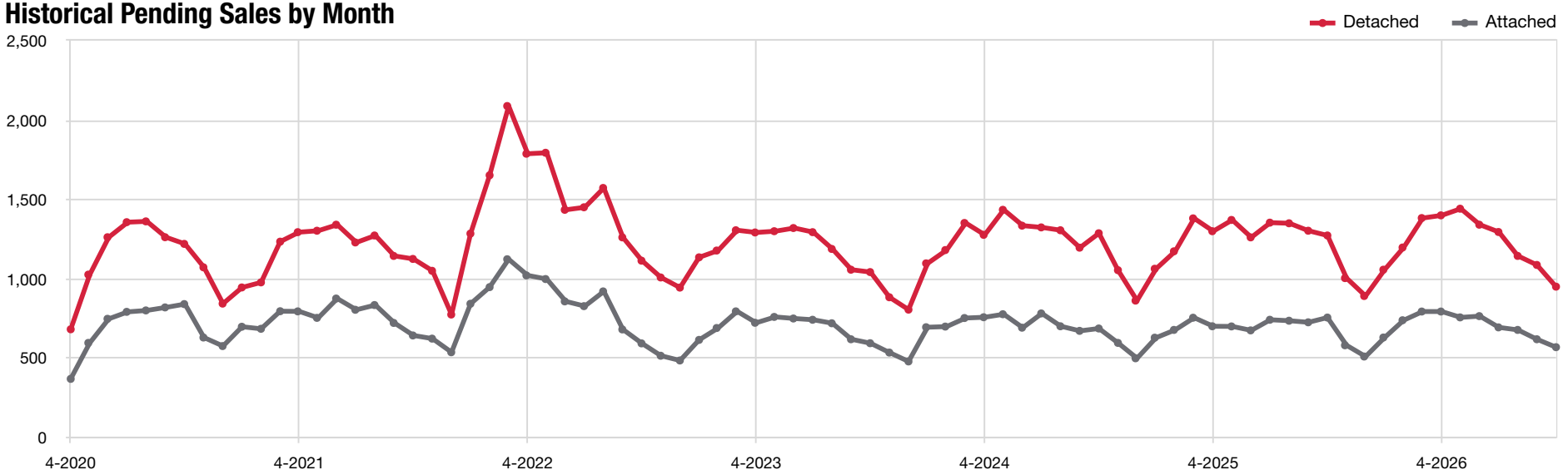


Year to Date



Pending Sales	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
Nov-2025	1,001	- 4.8%	577	- 2.5%
Dec-2025	888	+ 3.4%	506	+ 2.2%
Jan-2026	1,054	- 0.6%	626	+ 0.2%
Feb-2026	1,194	+ 2.1%	735	+ 9.1%
Mar-2026	1,380	+ 0.1%	790	+ 5.2%
Apr-2026	1,397	+ 7.7%	790	+ 13.3%
May-2026	1,439	+ 5.2%	753	+ 8.2%
Jun-2026	1,338	+ 6.4%	761	+ 13.4%
Jul-2026	1,292	- 4.4%	690	- 6.5%
Aug-2026	1,141	- 15.3%	674	- 7.9%
Sep-2026	1,084	- 16.6%	615	- 14.8%
Oct-2026	**947**	**- 25.4%**	**565**	**- 24.9%**
12-Month Avg	1,180	- 3.8%	674	- 0.8%

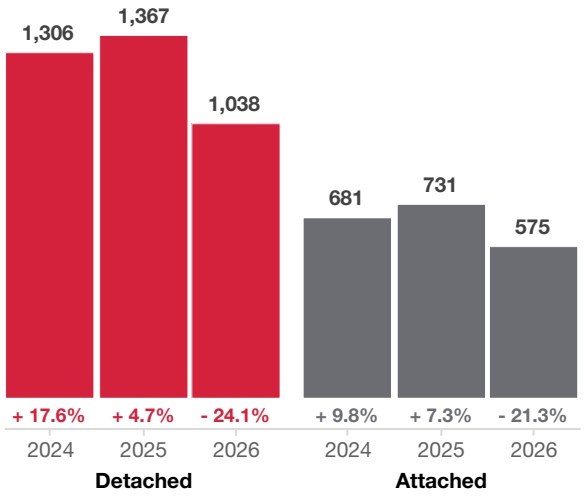
Historical Pending Sales by Month



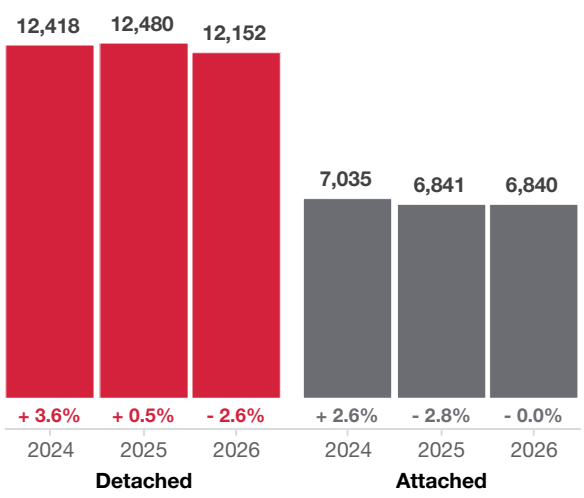
Closed Sales

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

October

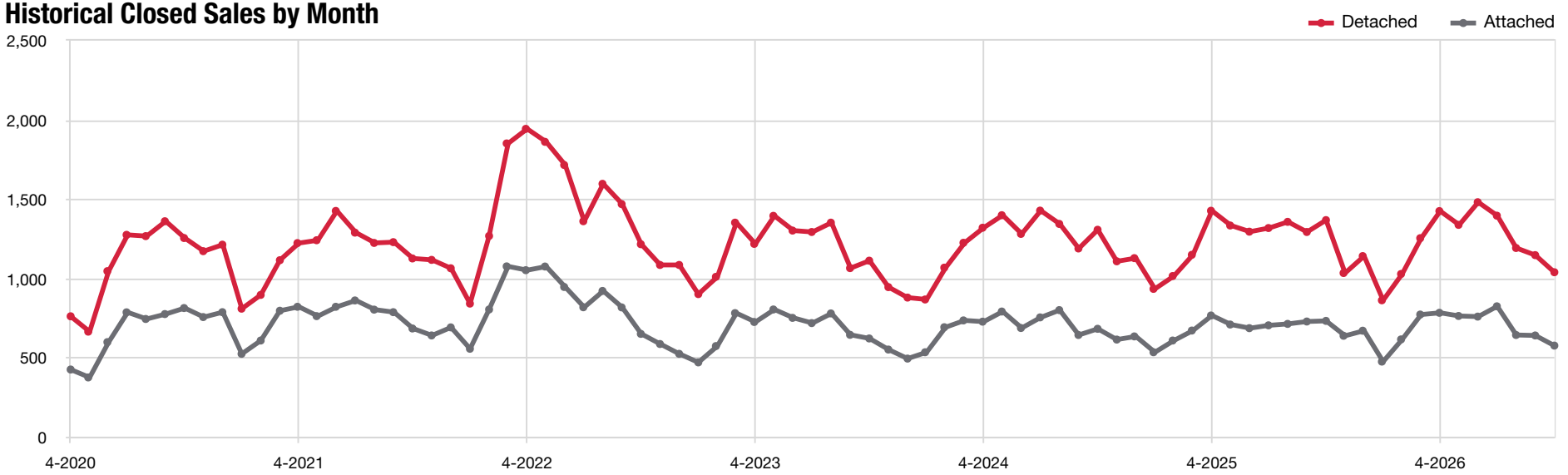


Year to Date



Closed Sales	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
Nov-2025	1,033	- 6.7%	637	+ 3.9%
Dec-2025	1,140	+ 1.2%	669	+ 5.7%
Jan-2026	861	- 7.7%	474	- 11.1%
Feb-2026	1,027	+ 1.3%	614	+ 1.2%
Mar-2026	1,253	+ 9.1%	771	+ 15.1%
Apr-2026	1,424	- 0.1%	782	+ 2.2%
May-2026	1,337	+ 0.3%	762	+ 7.6%
Jun-2026	1,480	+ 14.4%	758	+ 10.7%
Jul-2026	1,395	+ 5.9%	823	+ 17.1%
Aug-2026	1,191	- 12.2%	642	- 9.8%
Sep-2026	1,146	- 11.3%	639	- 12.1%
Oct-2026	**1,038**	**- 24.1%**	**575**	**- 21.3%**
12-Month Avg	1,194	- 2.6%	679	+ 0.7%

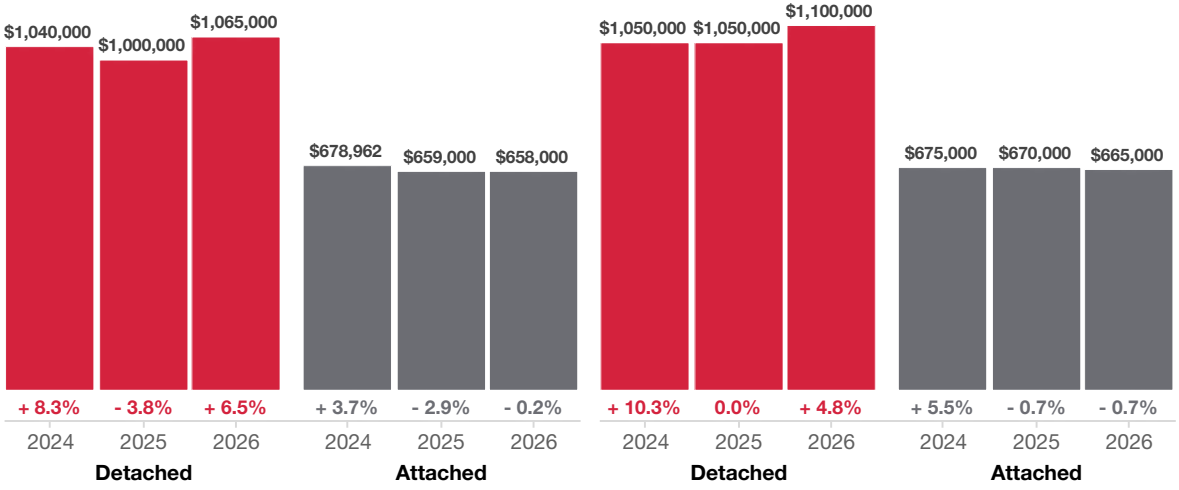
Historical Closed Sales by Month



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.

October

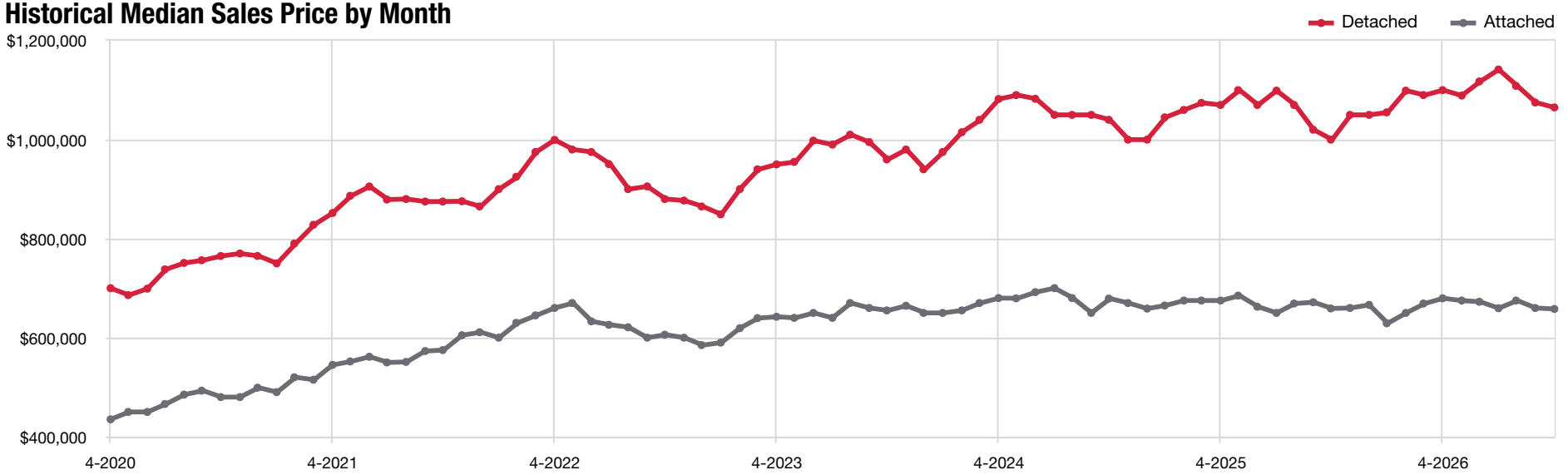


Year to Date

Median Sales Price	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
Nov-2025	$1,050,000	+ 5.0%	$660,000	- 1.5%
Dec-2025	$1,050,000	+ 5.0%	$666,250	+ 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%	$669,000	- 0.9%
Apr-2026	$1,100,000	+ 2.8%	$679,500	+ 0.7%
May-2026	$1,089,000	- 1.0%	$675,000	- 1.5%
Jun-2026	$1,117,500	+ 4.4%	$672,500	+ 1.5%
Jul-2026	$1,141,591	+ 3.9%	$659,450	+ 1.5%
Aug-2026	$1,108,525	+ 3.6%	$675,000	+ 0.9%
Sep-2026	$1,075,000	+ 5.4%	$660,000	- 1.7%
Oct-2026	**$1,065,000**	**+ 6.5%**	**$658,000**	**- 0.2%**
12-Month Avg*	$1,092,000	+ 4.0%	$665,000	- 0.6%

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

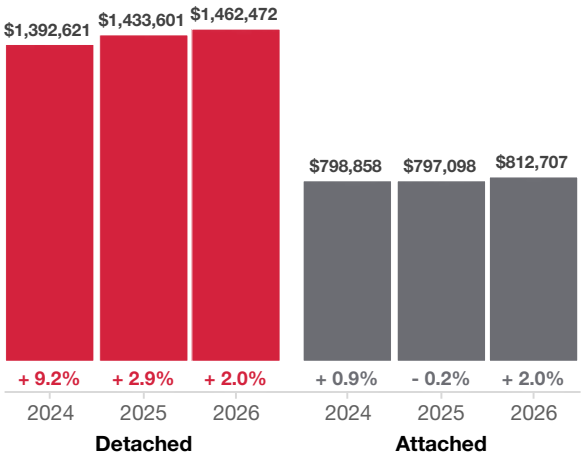
Historical Median Sales Price by Month



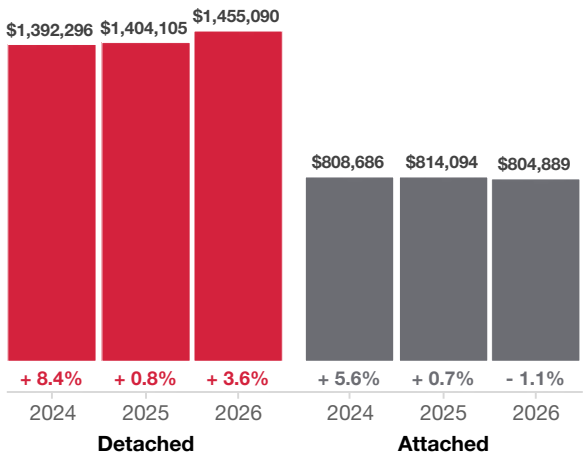
Average Sales Price

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

October



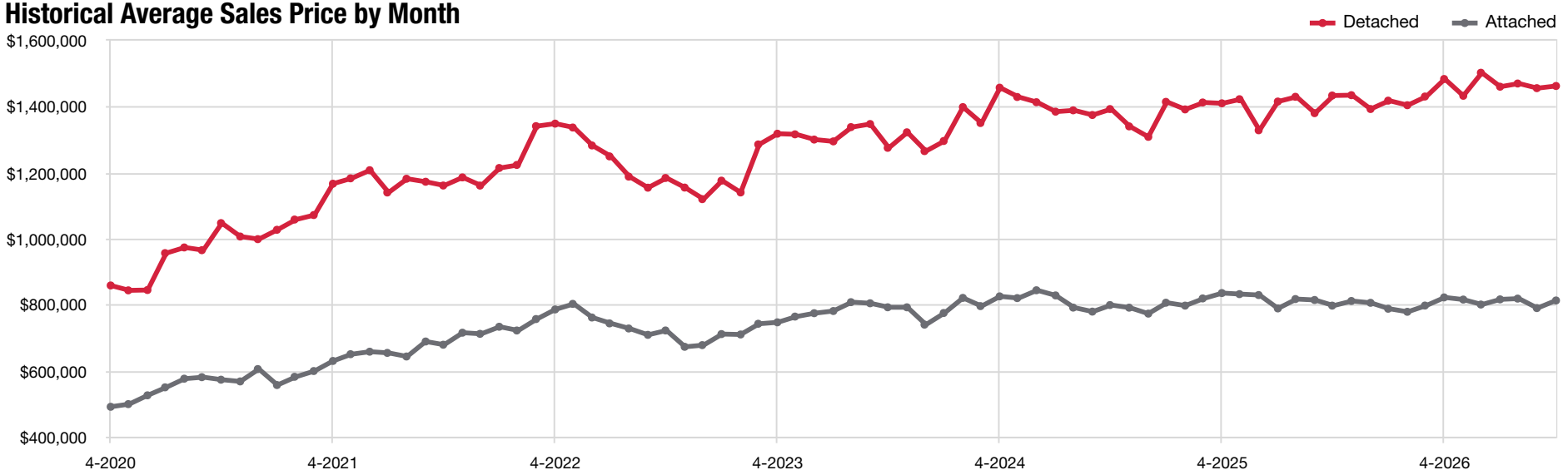
Year to Date



Avg. Sales Price	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
Nov-2025	$1,434,662	+ 7.1%	$811,170	+ 2.6%
Dec-2025	$1,392,695	+ 6.4%	$805,642	+ 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%	$797,317	- 2.6%
Apr-2026	$1,483,693	+ 5.2%	$821,968	- 1.6%
May-2026	$1,432,796	+ 0.7%	$815,479	- 2.0%
Jun-2026	$1,502,596	+ 13.1%	$800,406	- 3.5%
Jul-2026	$1,460,321	+ 3.2%	$816,049	+ 3.5%
Aug-2026	$1,469,971	+ 2.8%	$818,363	+ 0.2%
Sep-2026	$1,455,931	+ 5.5%	$789,607	- 3.0%
Oct-2026	**$1,462,472**	**+ 2.0%**	**$812,707**	**+ 2.0%**
12-Month Avg*	$1,448,661	+ 4.1%	$805,441	- 0.4%

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

Historical Average Sales Price by Month

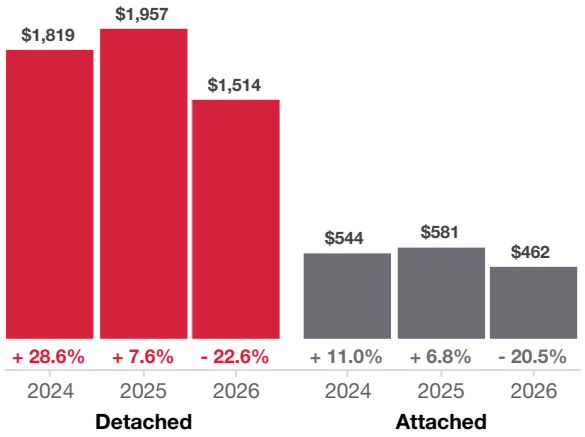


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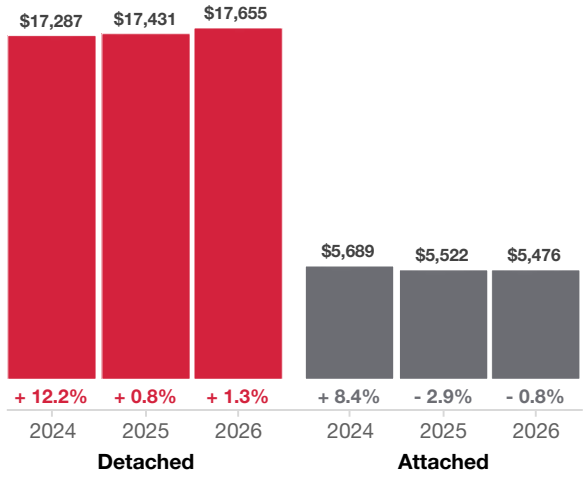
Dollar Volume of Closed Sales (in millions)

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

October

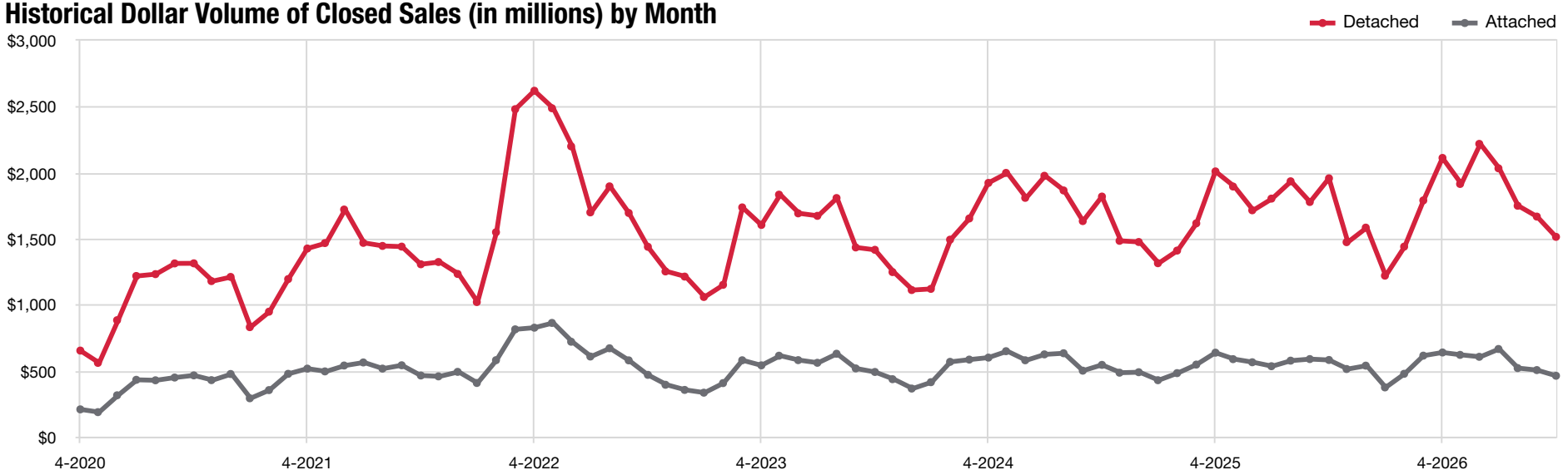


Year to Date



$ Volume of Closed Sales (in millions)	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
Nov-2025	$1,473	- 0.7%	$513	+ 5.8%
Dec-2025	$1,583	+ 7.3%	$538	+ 10.2%
Jan-2026	$1,220	- 7.2%	$373	- 12.9%
Feb-2026	$1,439	+ 2.1%	$476	- 1.0%
Mar-2026	$1,790	+ 10.8%	$614	+ 12.5%
Apr-2026	$2,111	+ 5.1%	$638	+ 0.3%
May-2026	$1,914	+ 1.0%	$620	+ 5.6%
Jun-2026	$2,218	+ 29.3%	$605	+ 7.3%
Jul-2026	$2,033	+ 12.8%	$664	+ 24.3%
Aug-2026	$1,749	- 9.6%	$520	- 9.7%
Sep-2026	$1,667	- 6.2%	$505	- 14.1%
Oct-2026	**$1,514**	**- 22.6%**	**$462**	**- 20.5%**
12-Month Avg	$1,726	+ 1.6%	$544	+ 0.5%

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

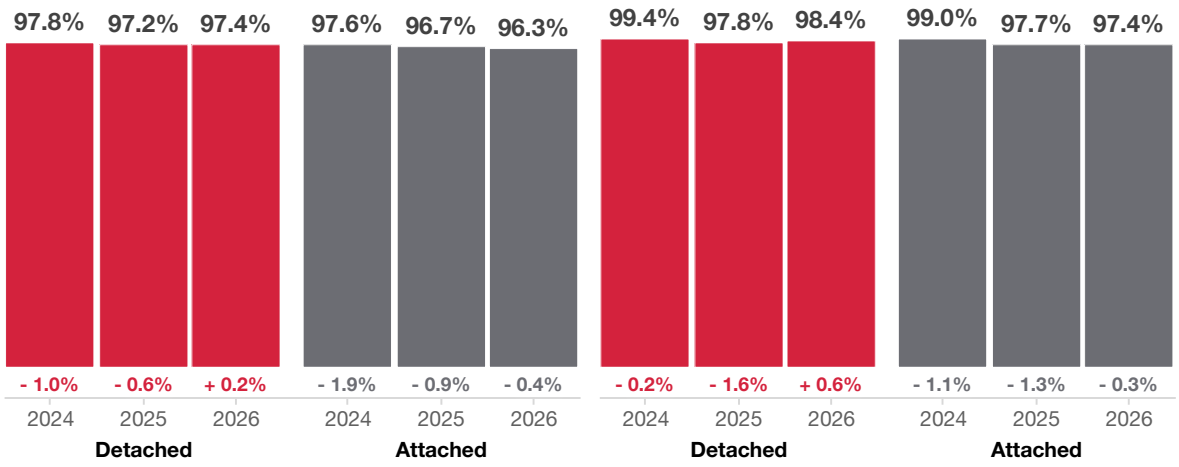


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Percent of Original List Price Received

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.

October

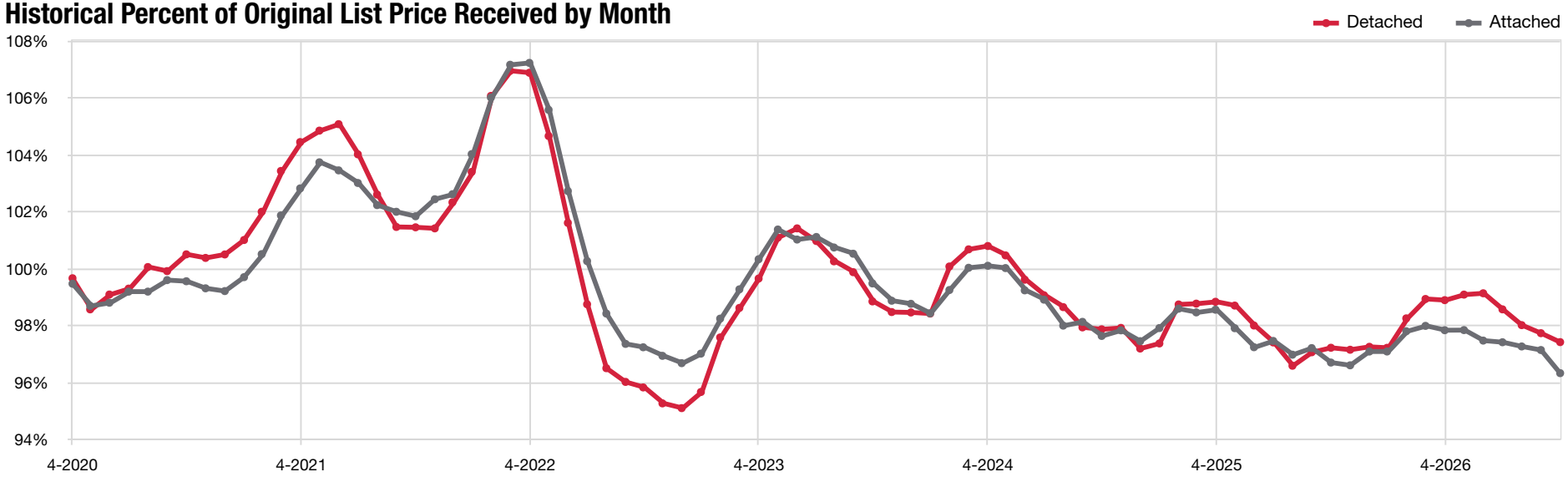


Year to Date

Pct. of Orig. Price Received	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
Nov-2025	97.1%	- 0.8%	96.6%	- 1.2%
Dec-2025	97.2%	0.0%	97.1%	- 0.3%
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	98.9%	+ 0.1%	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	98.5%	+ 1.1%	97.4%	0.0%
Aug-2026	98.0%	+ 1.4%	97.2%	+ 0.2%
Sep-2026	97.7%	+ 0.7%	97.1%	- 0.1%
Oct-2026	**97.4%**	**+ 0.2%**	**96.3%**	**- 0.4%**
12-Month Avg*	98.2%	+ 0.4%	97.3%	- 0.3%

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

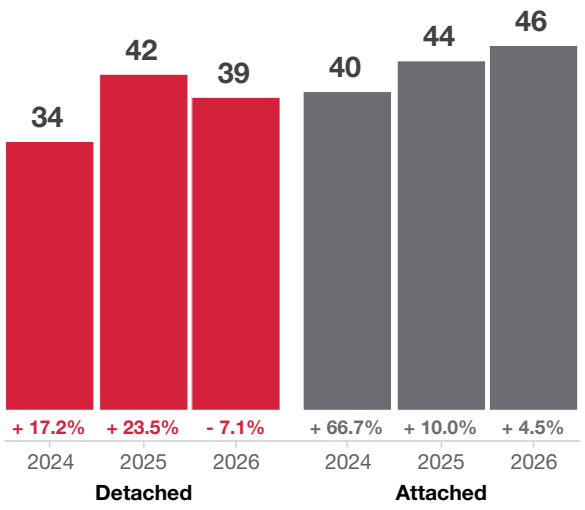
Historical Percent of Original List Price Received by Month



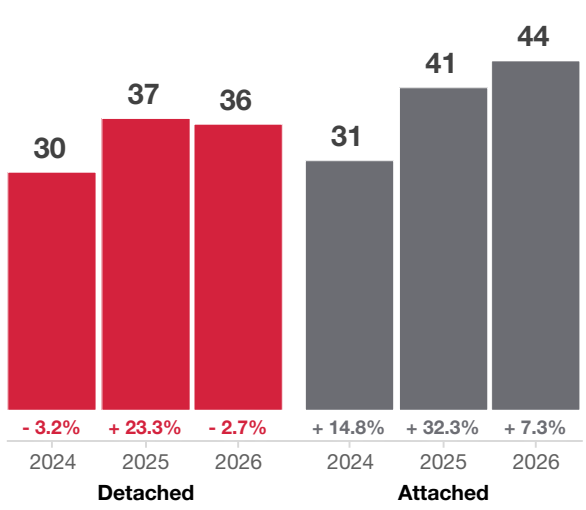
Days on Market Until Sale

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

October



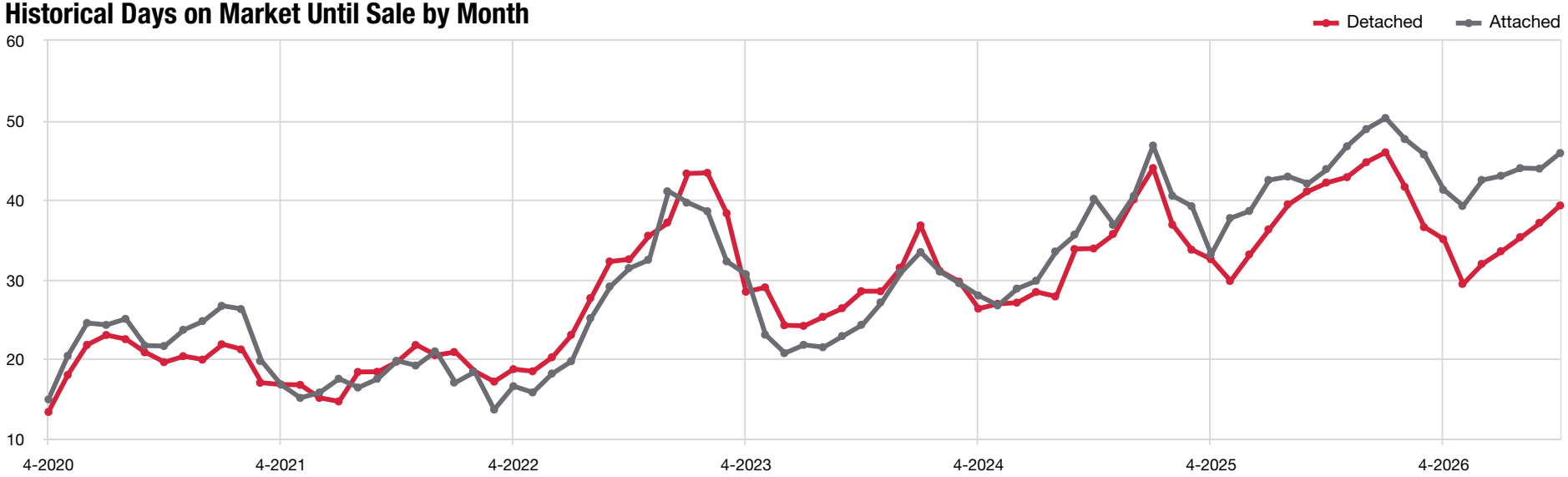
Year to Date



Days on Market	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
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	34	- 5.6%	43	+ 2.4%
Aug-2026	35	- 10.3%	44	+ 2.3%
Sep-2026	37	- 9.8%	44	+ 4.8%
Oct-2026	**39**	**- 7.1%**	**46**	**+ 4.5%**
12-Month Avg*	37	+ 0.7%	45	+ 10.8%

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

Historical Days on Market Until Sale by Month

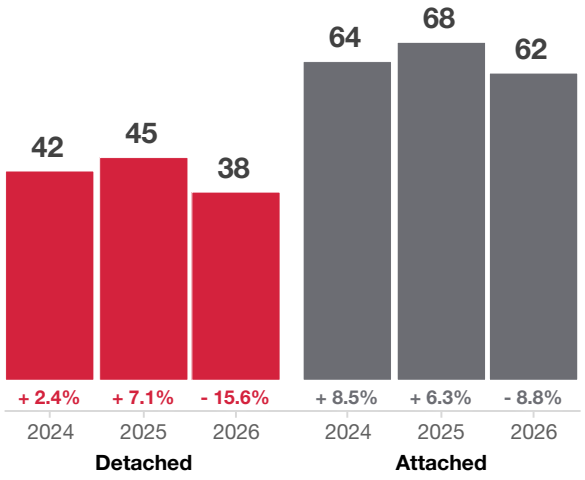


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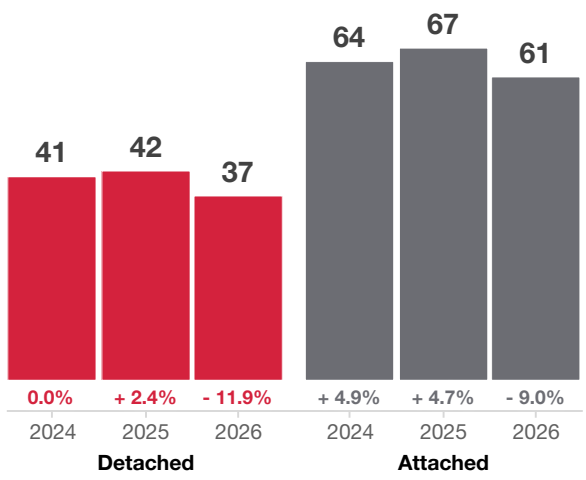
Housing Affordability Index

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.

October

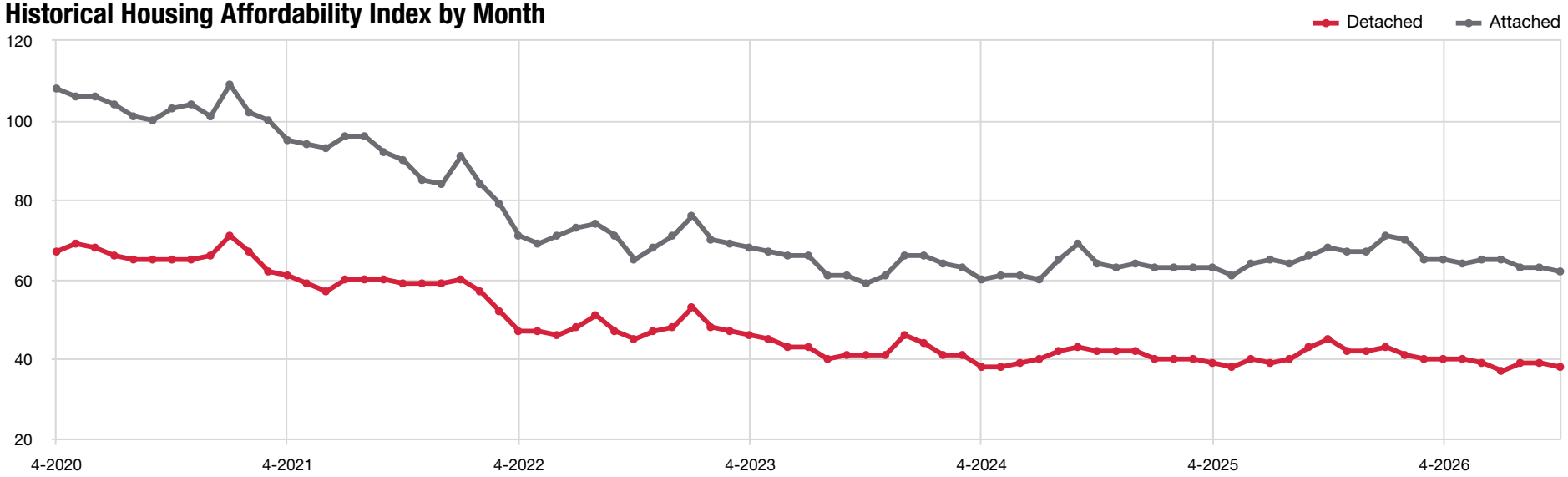


Year to Date



Affordability Index	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
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%	65	+ 3.2%
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	39	- 2.5%	63	- 1.6%
Sep-2026	39	- 9.3%	63	- 4.5%
Oct-2026	**38**	**- 15.6%**	**62**	**- 8.8%**
12-Month Avg	40	- 1.6%	66	+ 2.6%

Historical Housing Affordability Index by Month

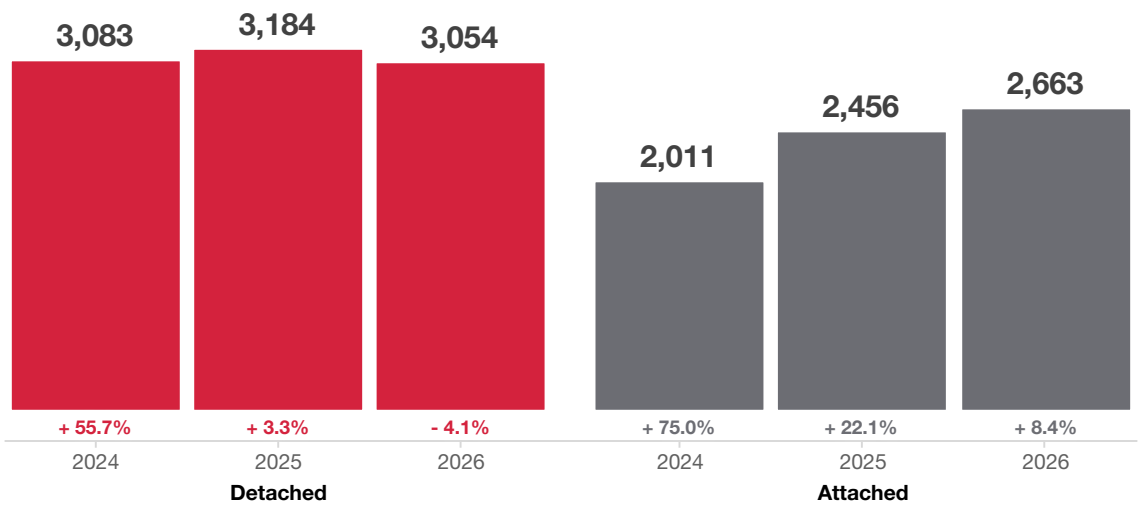


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Inventory of Homes for Sale

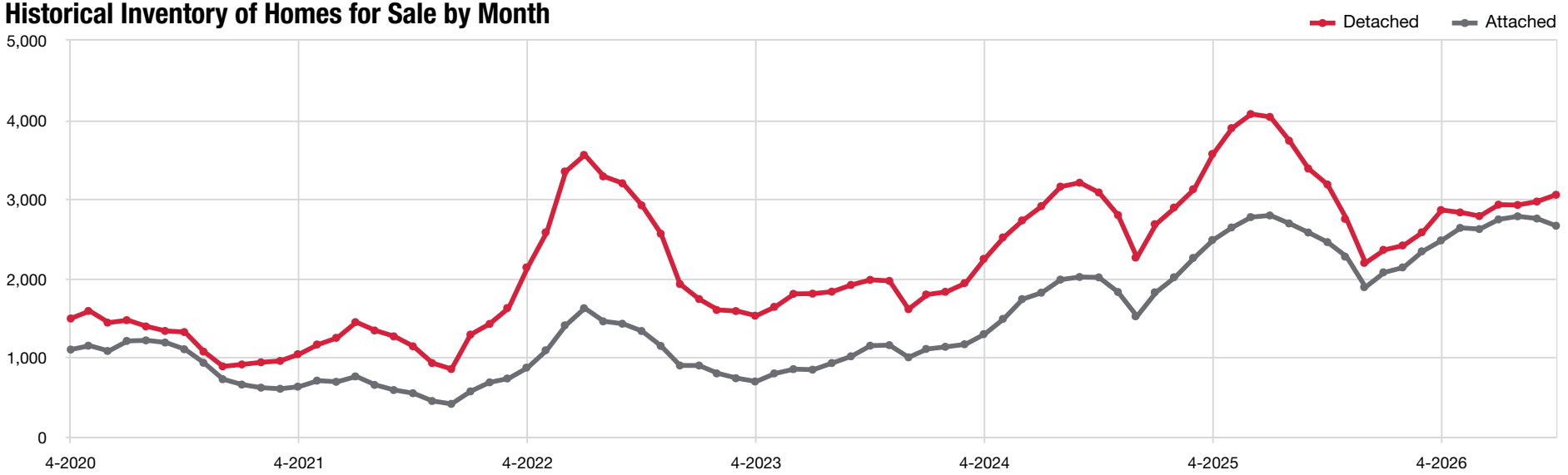
The number of properties available for sale in active status at the end of a given month.

October



Homes for Sale	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
Nov-2025	2,750	- 1.7%	2,273	+ 24.5%
Dec-2025	2,194	- 3.0%	1,888	+ 24.2%
Jan-2026	2,359	- 12.1%	2,075	+ 13.8%
Feb-2026	2,414	- 16.6%	2,137	+ 6.2%
Mar-2026	2,580	- 17.4%	2,340	+ 3.7%
Apr-2026	2,861	- 19.8%	2,478	- 0.2%
May-2026	2,831	- 27.3%	2,636	- 0.2%
Jun-2026	2,785	- 31.6%	2,621	- 5.4%
Jul-2026	2,929	- 27.4%	2,743	- 1.8%
Aug-2026	2,925	- 21.7%	2,782	+ 3.3%
Sep-2026	2,968	- 12.3%	2,754	+ 6.8%
Oct-2026	**3,054**	**- 4.1%**	**2,663**	**+ 8.4%**
12-Month Avg	2,721	- 17.6%	2,449	+ 5.5%

Historical Inventory of Homes for Sale by Month

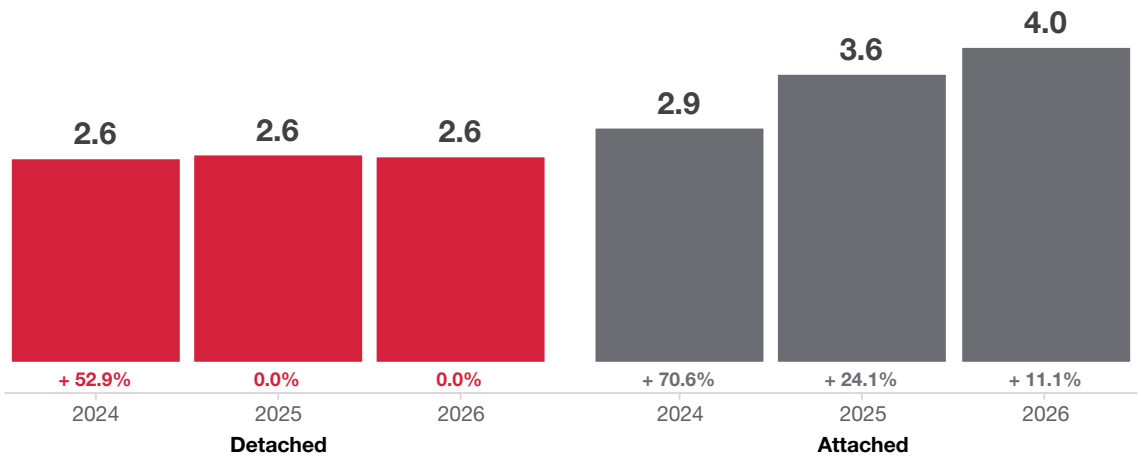


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Months Supply of Inventory

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.

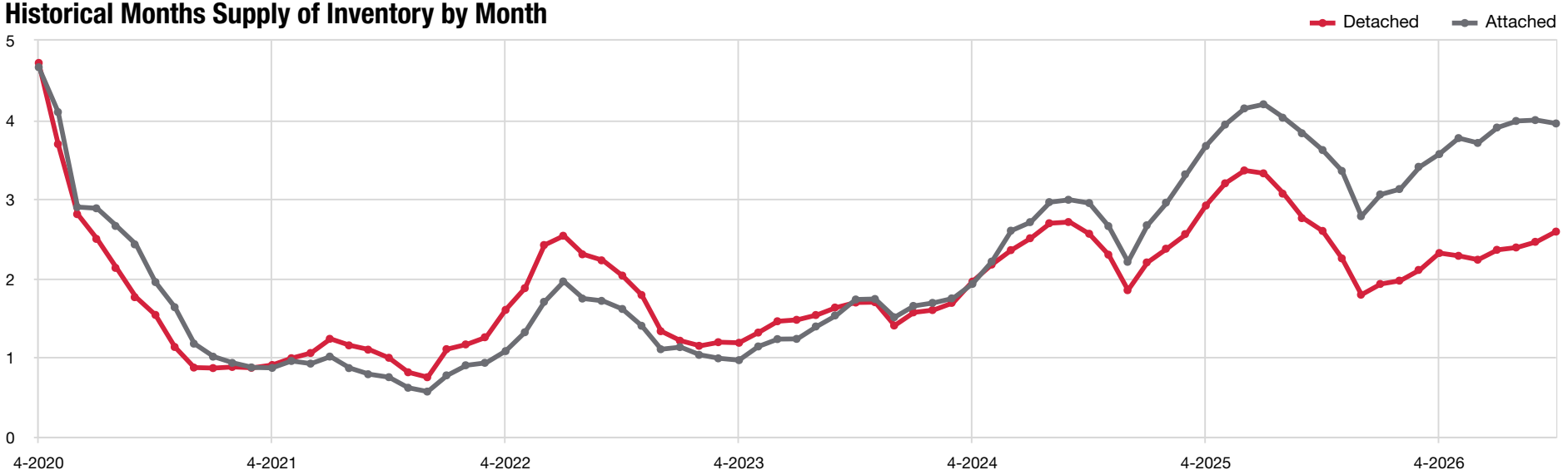
October



Months Supply	Detached	Year-Over-Year Change	Attached	Year-Over-Year Change
Nov-2025	2.3	0.0%	3.4	+ 25.9%
Dec-2025	1.8	0.0%	2.8	+ 27.3%
Jan-2026	1.9	- 13.6%	3.1	+ 14.8%
Feb-2026	2.0	- 16.7%	3.1	+ 3.3%
Mar-2026	2.1	- 19.2%	3.4	+ 3.0%
Apr-2026	2.3	- 20.7%	3.6	- 2.7%
May-2026	2.3	- 28.1%	3.8	- 2.6%
Jun-2026	2.2	- 35.3%	3.7	- 9.8%
Jul-2026	2.4	- 27.3%	3.9	- 7.1%
Aug-2026	2.4	- 22.6%	4.0	0.0%
Sep-2026	2.5	- 10.7%	4.0	+ 5.3%
Oct-2026	**2.6**	**0.0%**	**4.0**	**+ 11.1%**
12-Month Avg*	2.2	- 17.9%	3.6	+ 3.4%

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

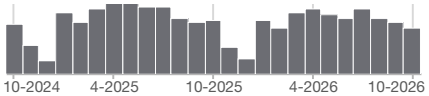
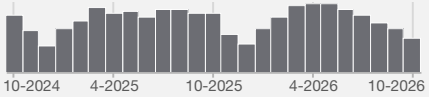
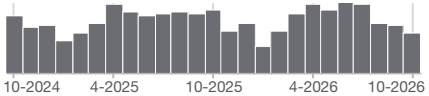
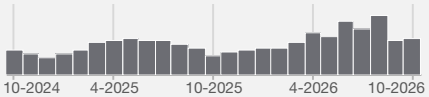
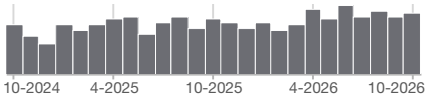
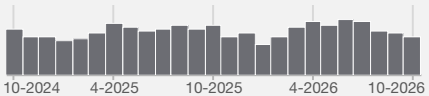
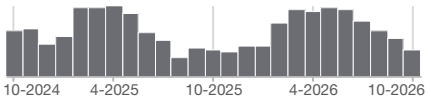
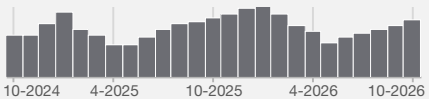
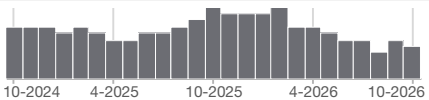
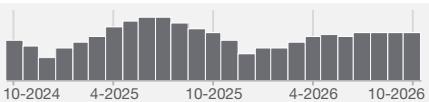
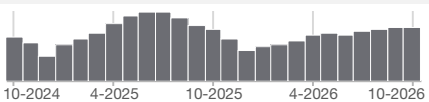
Historical Months Supply of Inventory by Month



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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	10-2025	10-2026	% Change	YTD 2025	YTD 2026	% Change
New Listings		3,082	**2,721**	- 11.7%	33,348	**31,314**	- 6.1%
Pending Sales		2,022	**1,512**	- 25.2%	19,857	**19,265**	- 3.0%
Closed Sales		2,098	**1,613**	- 23.1%	19,321	**18,992**	- 1.7%
Median Sales Price		$878,500	**$915,000**	+ 4.2%	$900,000	**$924,000**	+ 2.7%
Average Sales Price		$1,212,011	**$1,232,237**	+ 1.7%	$1,195,633	**$1,221,475**	+ 2.2%
$ Volume of Closed Sales (in millions)		$2,538	**$1,975**	- 22.2%	$22,953	**$23,131**	+ 0.8%
Pct. of Orig. Price Received		97.0%	**97.0%**	0.0%	97.8%	**98.1%**	+ 0.3%
Days on Market Until Sale		43	**42**	- 2.3%	38	**39**	+ 2.6%
Housing Affordability Index		51	**45**	- 11.8%	50	**44**	- 12.0%
Inventory of Homes for Sale		5,640	**5,717**	+ 1.4%	—	**—**	—
Months Supply of Inventory		3.0	**3.1**	+ 3.3%	—	**—**	—

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