

# Local Market Update for May 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

## 92101 - San Diego Downtown

Metro San Diego County

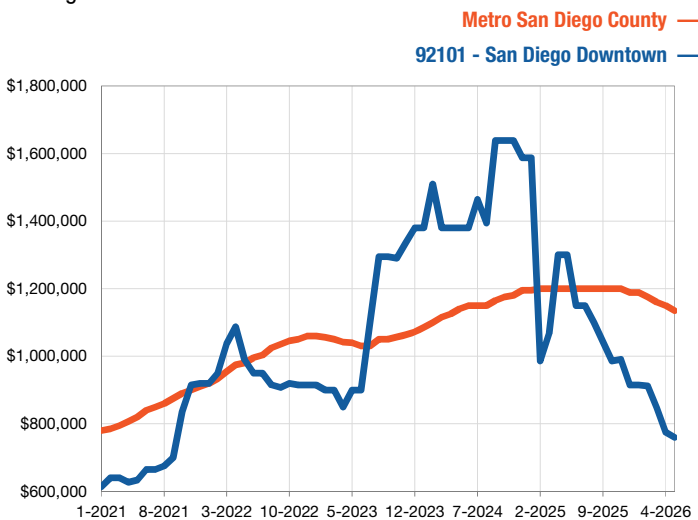
Detached Single-Family	May			Rolling 12 Months		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
<b>Key Metrics</b>						
New Listings	4	105	+ 2525.0%	27	629	+ 2229.6%
Pending Sales	1	40	+ 3900.0%	8	160	+ 1900.0%
Closed Sales	0	36	--	8	126	+ 1475.0%
Days on Market Until Sale	0	55	--	56	44	- 21.4%
Median Sales Price*	\$0	\$719,000	--	\$1,300,000	\$760,000	- 41.5%
Average Sales Price*	\$0	\$945,900	--	\$1,750,125	\$935,668	- 46.5%
Percent of Original List Price Received*	0.0%	94.9%	--	88.9%	95.4%	+ 7.3%
Percent of List Price Received*	0.0%	97.4%	--	93.7%	97.2%	+ 3.7%
Inventory of Homes for Sale	15	278	+ 1753.3%	--	--	--
Months Supply of Inventory	13.1	17.4	+ 32.8%	--	--	--

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

Attached Single-Family	May			Rolling 12 Months		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
<b>Key Metrics</b>						
New Listings	129	32	- 75.2%	1,321	734	- 44.4%
Pending Sales	49	8	- 83.7%	560	359	- 35.9%
Closed Sales	44	6	- 86.4%	564	395	- 30.0%
Days on Market Until Sale	41	33	- 19.5%	41	50	+ 22.0%
Median Sales Price*	\$802,500	\$638,000	- 20.5%	\$730,000	\$699,900	- 4.1%
Average Sales Price*	\$957,564	\$772,500	- 19.3%	\$909,722	\$869,716	- 4.4%
Percent of Original List Price Received*	96.0%	94.5%	- 1.6%	97.0%	95.5%	- 1.5%
Percent of List Price Received*	97.7%	96.1%	- 1.6%	98.3%	97.7%	- 0.6%
Inventory of Homes for Sale	343	95	- 72.3%	--	--	--
Months Supply of Inventory	7.4	3.2	- 56.8%	--	--	--

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

Median Sales Price – Detached Single-Family  
Rolling 12-Month Calculation



Median Sales Price – Attached Single-Family  
Rolling 12-Month Calculation

