Local Market Update for October 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®
HOMEDEX
Market Statistics

92131 - Scripps Miramar

Metro San Diego County

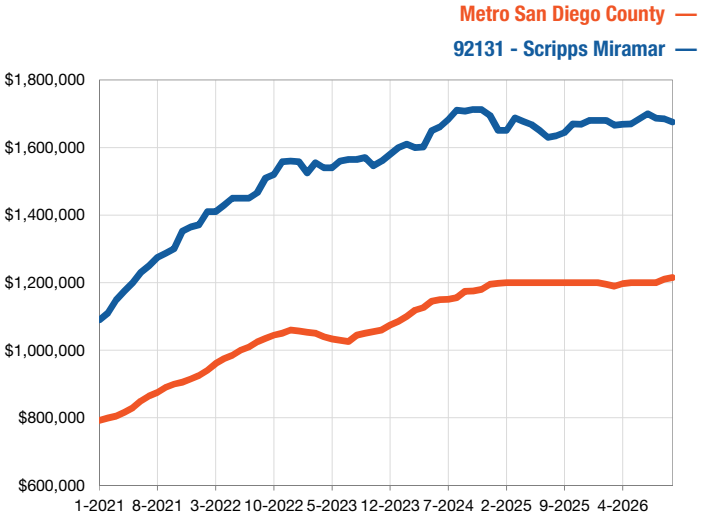
Detached Single-Family	October			Rolling 12 Months		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	17	**17**	0.0%	254	**249**	- 2.0%
Pending Sales	7	**18**	+ 157.1%	159	**179**	+ 12.6%
Closed Sales	8	**20**	+ 150.0%	170	**171**	+ 0.6%
Days on Market Until Sale	36	**24**	- 33.3%	26	**23**	- 11.5%
Median Sales Price*	$2,055,000	**$1,700,000**	- 17.3%	$1,670,000	**$1,675,000**	+ 0.3%
Average Sales Price*	$2,081,213	**$1,768,615**	- 15.0%	$1,743,944	**$1,789,003**	+ 2.6%
Percent of Original List Price Received*	97.4%	**94.7%**	- 2.8%	97.7%	**98.2%**	+ 0.5%
Percent of List Price Received*	98.3%	**97.0%**	- 1.3%	99.0%	**99.2%**	+ 0.2%
Inventory of Homes for Sale	30	**25**	- 16.7%	--	--	--
Months Supply of Inventory	2.3	**1.7**	- 26.1%	--	--	--

* 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.

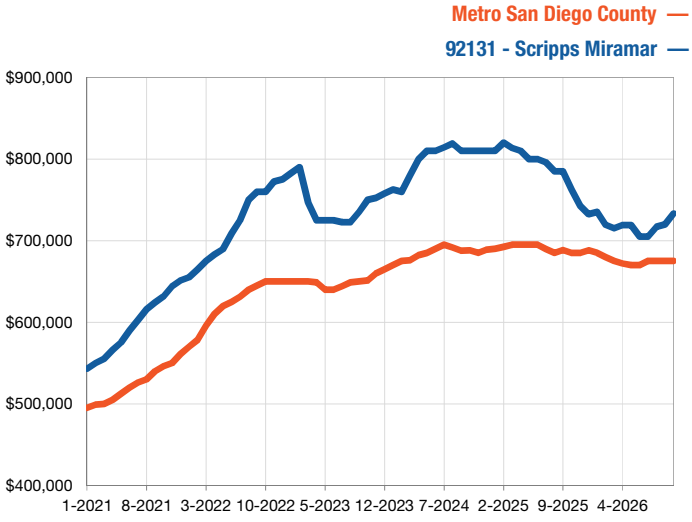
Attached Single-Family	October			Rolling 12 Months		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	13	**18**	+ 38.5%	162	**181**	+ 11.7%
Pending Sales	6	**12**	+ 100.0%	91	**87**	- 4.4%
Closed Sales	10	**7**	- 30.0%	91	**81**	- 11.0%
Days on Market Until Sale	52	**39**	- 25.0%	32	**35**	+ 9.4%
Median Sales Price*	$654,500	**$649,500**	- 0.8%	$762,500	**$733,000**	- 3.9%
Average Sales Price*	$658,900	**$610,500**	- 7.3%	$770,442	**$708,416**	- 8.1%
Percent of Original List Price Received*	92.6%	**96.1%**	+ 3.8%	96.2%	**96.4%**	+ 0.2%
Percent of List Price Received*	97.6%	**99.3%**	+ 1.7%	98.3%	**98.6%**	+ 0.3%
Inventory of Homes for Sale	21	**27**	+ 28.6%	--	--	--
Months Supply of Inventory	2.8	**3.7**	+ 32.1%	--	--	--

* 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



Current as of November 4, 2026. All data from CRMLS. Report © 2026 ShowingTime Plus, LLC.