

Local Market Update for May 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92131 - Scripps Miramar

Metro San Diego County

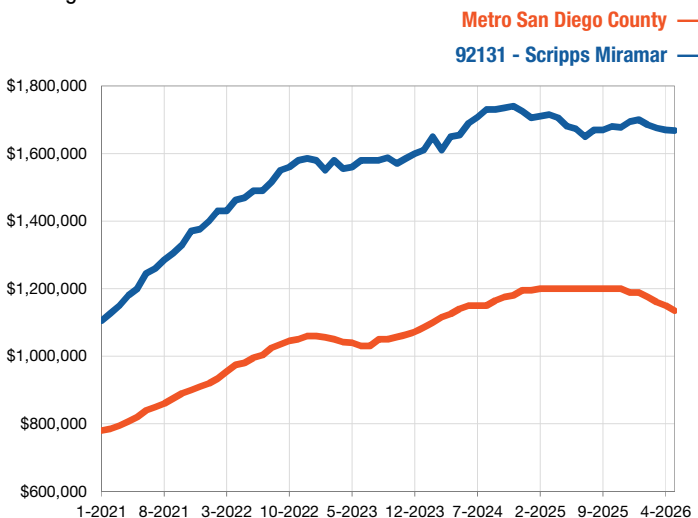
Detached Single-Family	May			Rolling 12 Months		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
Key Metrics						
New Listings	28	31	+ 10.7%	293	252	- 14.0%
Pending Sales	20	24	+ 20.0%	182	177	- 2.7%
Closed Sales	15	23	+ 53.3%	177	174	- 1.7%
Days on Market Until Sale	31	15	- 51.6%	22	25	+ 13.6%
Median Sales Price*	\$1,680,000	\$1,725,000	+ 2.7%	\$1,680,000	\$1,667,500	- 0.7%
Average Sales Price*	\$1,797,552	\$1,793,880	- 0.2%	\$1,779,109	\$1,742,549	- 2.1%
Percent of Original List Price Received*	97.7%	97.8%	+ 0.1%	98.7%	97.7%	- 1.0%
Percent of List Price Received*	98.7%	98.2%	- 0.5%	99.6%	98.8%	- 0.8%
Inventory of Homes for Sale	51	32	- 37.3%	--	--	--
Months Supply of Inventory	3.4	2.2	- 35.3%	--	--	--

* 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
Key Metrics						
New Listings	27	15	- 44.4%	182	126	- 30.8%
Pending Sales	9	5	- 44.4%	103	77	- 25.2%
Closed Sales	9	3	- 66.7%	103	83	- 19.4%
Days on Market Until Sale	30	27	- 10.0%	23	36	+ 56.5%
Median Sales Price*	\$737,500	\$800,000	+ 8.5%	\$810,000	\$741,200	- 8.5%
Average Sales Price*	\$763,625	\$746,567	- 2.2%	\$835,524	\$759,076	- 9.1%
Percent of Original List Price Received*	96.0%	97.4%	+ 1.5%	98.1%	96.0%	- 2.1%
Percent of List Price Received*	97.2%	100.1%	+ 3.0%	99.6%	98.5%	- 1.1%
Inventory of Homes for Sale	44	18	- 59.1%	--	--	--
Months Supply of Inventory	5.1	2.8	- 45.1%	--	--	--

* 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

