Local Market Update for October 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®
HOMEDEX
Market Statistics

Metro San Diego County

ZIP Codes: 92037, 92101, 92102, 92103, 92104, 92105, 92106, 92107, 92108, 92109, 92110, 92111, 92113, 92114, 92115, 92116, 92117, 92118, 92119, 92120, 92121, 92122, 92123, 92124, 92126, 92131, 92139

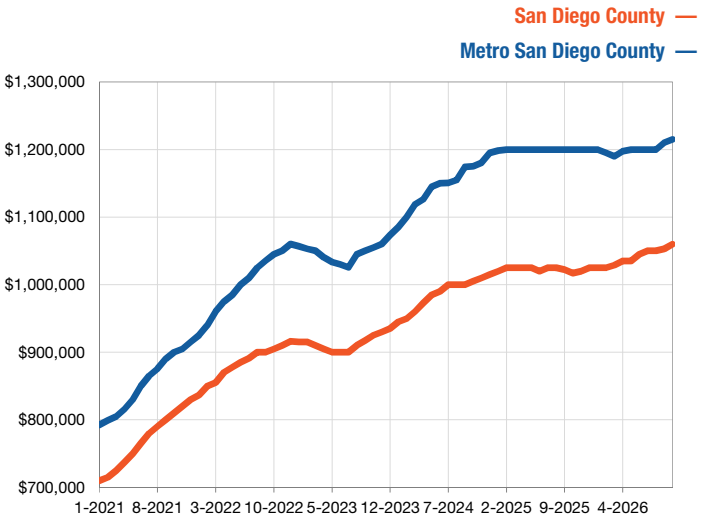
Detached Single-Family	October			Rolling 12 Months		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	564	**451**	- 20.0%	6,619	**5,960**	- 10.0%
Pending Sales	339	**305**	- 10.0%	4,071	**4,009**	- 1.5%
Closed Sales	367	**319**	- 13.1%	4,099	**3,996**	- 2.5%
Days on Market Until Sale	30	**29**	- 3.3%	26	**26**	0.0%
Median Sales Price*	$1,125,000	**$1,172,500**	+ 4.2%	$1,199,950	**$1,215,000**	+ 1.3%
Average Sales Price*	$1,580,592	**$1,687,124**	+ 6.7%	$1,590,136	**$1,632,356**	+ 2.7%
Percent of Original List Price Received*	97.4%	**97.6%**	+ 0.2%	97.9%	**98.4%**	+ 0.5%
Percent of List Price Received*	99.0%	**99.0%**	0.0%	99.2%	**99.4%**	+ 0.2%
Inventory of Homes for Sale	1,029	**810**	- 21.3%	--	--	--
Months Supply of Inventory	3.0	**2.4**	- 20.0%	--	--	--

* 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.

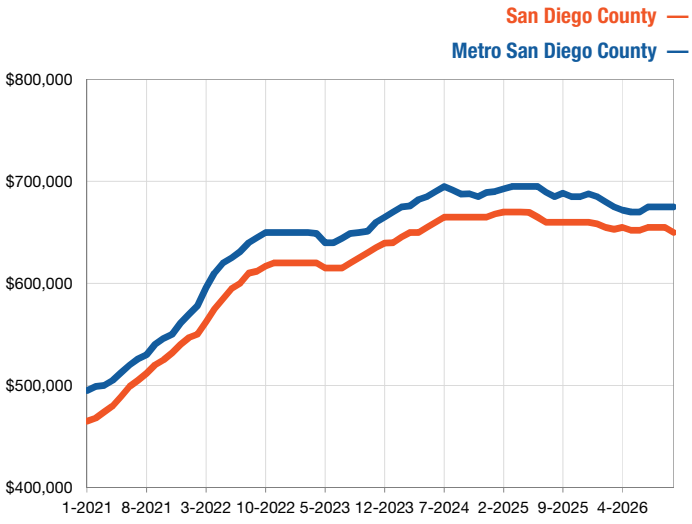
Attached Single-Family	October			Rolling 12 Months		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	571	**459**	- 19.6%	6,507	**6,636**	+ 2.0%
Pending Sales	294	**236**	- 19.7%	3,398	**3,328**	- 2.1%
Closed Sales	311	**258**	- 17.0%	3,389	**3,341**	- 1.4%
Days on Market Until Sale	44	**42**	- 4.5%	37	**40**	+ 8.1%
Median Sales Price*	$655,000	**$625,000**	- 4.6%	$685,000	**$675,000**	- 1.5%
Average Sales Price*	$832,964	**$816,014**	- 2.0%	$866,860	**$852,288**	- 1.7%
Percent of Original List Price Received*	95.8%	**95.5%**	- 0.3%	97.0%	**96.8%**	- 0.2%
Percent of List Price Received*	98.2%	**98.2%**	0.0%	98.7%	**98.6%**	- 0.1%
Inventory of Homes for Sale	1,344	**1,225**	- 8.9%	--	--	--
Months Supply of Inventory	4.7	**4.4**	- 6.4%	--	--	--

* 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.