

Local Market Update for May 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

San Diego County

County

Detached Single-Family

Key Metrics	May			Rolling 12 Months		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	2,527	2,462	- 2.6%	23,958	25,908	+ 8.1%
Pending Sales	1,444	1,810	+ 25.3%	15,419	17,049	+ 10.6%
Closed Sales	1,404	1,659	+ 18.2%	15,416	16,516	+ 7.1%
Days on Market Until Sale	23	26	+ 13.0%	27	32	+ 18.5%
Median Sales Price*	\$1,070,000	\$994,000	- 7.1%	\$1,034,000	\$1,012,000	- 2.1%
Average Sales Price*	\$1,405,743	\$1,312,463	- 6.6%	\$1,369,159	\$1,361,817	- 0.5%
Percent of Original List Price Received*	98.5%	98.7%	+ 0.2%	98.3%	97.7%	- 0.6%
Percent of List Price Received*	99.5%	99.5%	0.0%	99.6%	99.1%	- 0.5%
Inventory of Homes for Sale	4,970	4,301	- 13.5%	--	--	--
Months Supply of Inventory	3.9	3.0	- 23.1%	--	--	--

* 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

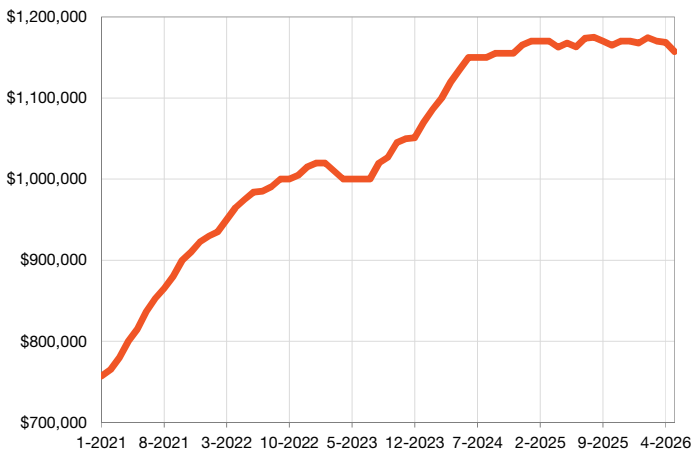
Key Metrics	May			Rolling 12 Months		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
New Listings	1,372	775	- 43.5%	13,708	11,615	- 15.3%
Pending Sales	698	448	- 35.8%	8,062	7,175	- 11.0%
Closed Sales	715	465	- 35.0%	8,091	7,284	- 10.0%
Days on Market Until Sale	31	34	+ 9.7%	30	39	+ 30.0%
Median Sales Price*	\$684,671	\$685,000	+ 0.0%	\$675,000	\$670,000	- 0.7%
Average Sales Price*	\$829,069	\$812,471	- 2.0%	\$807,440	\$811,532	+ 0.5%
Percent of Original List Price Received*	97.9%	98.2%	+ 0.3%	98.2%	97.3%	- 0.9%
Percent of List Price Received*	99.2%	99.5%	+ 0.3%	99.5%	99.1%	- 0.4%
Inventory of Homes for Sale	3,045	1,635	- 46.3%	--	--	--
Months Supply of Inventory	4.5	2.7	- 40.0%	--	--	--

* 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.

Median Sales Price – Detached Single-Family

Rolling 12-Month Calculation

North San Diego County —



Median Sales Price – Attached Single-Family

Rolling 12-Month Calculation

North San Diego County —

