

# Local Market Update for September 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

## North San Diego County

Zip Codes: 92003, 92007, 92008, 92009, 92010, 92011, 92014, 92024, 92025, 92026, 92027, 92028, 92029, 92054, 92056, 92057, 92058, 92059, 92060, 92061, 92064, 92065, 92067, 92069, 92075, 92078, 92081, 92082, 92083, 92084, 92091, 92127, 92128, 92129, 92130

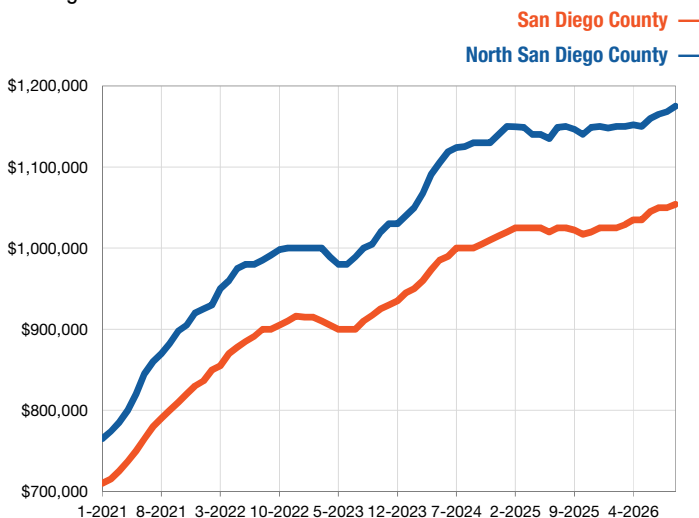
| Detached Single-Family                   | September   |             |                | Rolling 12 Months |             |                |
|------------------------------------------|-------------|-------------|----------------|-------------------|-------------|----------------|
| Key Metrics                              | 2025        | 2026        | Percent Change | Thru 9-2025       | Thru 9-2026 | Percent Change |
| New Listings                             | 933         | 781         | - 16.3%        | 11,722            | 10,816      | - 7.7%         |
| Pending Sales                            | 674         | 529         | - 21.5%        | 7,578             | 7,681       | + 1.4%         |
| Closed Sales                             | 669         | 598         | - 10.6%        | 7,516             | 7,816       | + 4.0%         |
| Days on Market Until Sale                | 39          | 36          | - 7.7%         | 32                | 35          | + 9.4%         |
| Median Sales Price*                      | \$1,107,000 | \$1,185,000 | + 7.0%         | \$1,146,463       | \$1,175,000 | + 2.5%         |
| Average Sales Price*                     | \$1,469,359 | \$1,593,505 | + 8.4%         | \$1,498,897       | \$1,566,812 | + 4.5%         |
| Percent of Original List Price Received* | 96.4%       | 96.8%       | + 0.4%         | 97.2%             | 97.5%       | + 0.3%         |
| Percent of List Price Received*          | 98.7%       | 98.7%       | 0.0%           | 98.9%             | 99.0%       | + 0.1%         |
| Inventory of Homes for Sale              | 2,528       | 1,651       | - 34.7%        | --                | --          | --             |
| Months Supply of Inventory               | 4.0         | 2.6         | - 35.0%        | --                | --          | --             |

\* 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                   | September |           |                | Rolling 12 Months |             |                |
|------------------------------------------|-----------|-----------|----------------|-------------------|-------------|----------------|
| Key Metrics                              | 2025      | 2026      | Percent Change | Thru 9-2025       | Thru 9-2026 | Percent Change |
| New Listings                             | 365       | 325       | - 11.0%        | 4,333             | 4,410       | + 1.8%         |
| Pending Sales                            | 239       | 184       | - 23.0%        | 2,541             | 2,706       | + 6.5%         |
| Closed Sales                             | 263       | 206       | - 21.7%        | 2,528             | 2,730       | + 8.0%         |
| Days on Market Until Sale                | 34        | 42        | + 23.5%        | 34                | 38          | + 11.8%        |
| Median Sales Price*                      | \$710,000 | \$709,675 | - 0.0%         | \$726,500         | \$720,000   | - 0.9%         |
| Average Sales Price*                     | \$870,792 | \$835,348 | - 4.1%         | \$853,838         | \$856,296   | + 0.3%         |
| Percent of Original List Price Received* | 97.2%     | 97.1%     | - 0.1%         | 97.7%             | 97.3%       | - 0.4%         |
| Percent of List Price Received*          | 99.1%     | 99.2%     | + 0.1%         | 99.1%             | 99.1%       | 0.0%           |
| Inventory of Homes for Sale              | 971       | 787       | - 18.9%        | --                | --          | --             |
| Months Supply of Inventory               | 4.6       | 3.5       | - 23.9%        | --                | --          | --             |

\* 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

