

Local Market Update for September 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



San Diego County

County

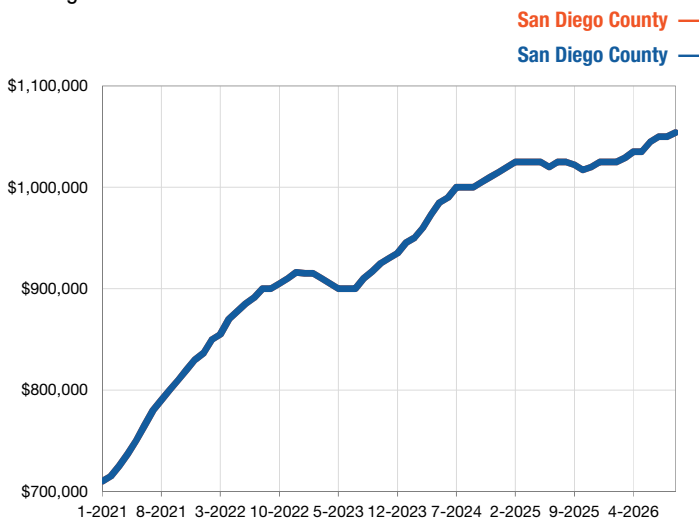
Detached Single-Family	September			Rolling 12 Months		
Key Metrics	2025	2026	Percent Change	Thru 9-2025	Thru 9-2026	Percent Change
New Listings	1,962	1,783	- 9.1%	24,891	22,971	- 7.7%
Pending Sales	1,437	1,186	- 17.5%	16,143	15,967	- 1.1%
Closed Sales	1,418	1,218	- 14.1%	16,042	16,108	+ 0.4%
Days on Market Until Sale	34	31	- 8.8%	30	31	+ 3.3%
Median Sales Price*	\$1,000,000	\$1,060,000	+ 6.0%	\$1,022,000	\$1,054,000	+ 3.1%
Average Sales Price*	\$1,374,614	\$1,415,029	+ 2.9%	\$1,354,903	\$1,410,183	+ 4.1%
Percent of Original List Price Received*	97.1%	97.7%	+ 0.6%	97.8%	98.1%	+ 0.3%
Percent of List Price Received*	99.0%	99.2%	+ 0.2%	99.2%	99.3%	+ 0.1%
Inventory of Homes for Sale	4,739	3,352	- 29.3%	--	--	--
Months Supply of Inventory	3.5	2.5	- 28.6%	--	--	--

* 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	1,162	1,061	- 8.7%	13,585	14,079	+ 3.6%
Pending Sales	675	576	- 14.7%	7,561	7,777	+ 2.9%
Closed Sales	687	591	- 14.0%	7,520	7,803	+ 3.8%
Days on Market Until Sale	36	40	+ 11.1%	34	39	+ 14.7%
Median Sales Price*	\$665,000	\$652,500	- 1.9%	\$660,000	\$655,000	- 0.8%
Average Sales Price*	\$811,799	\$783,278	- 3.5%	\$801,853	\$794,314	- 0.9%
Percent of Original List Price Received*	97.1%	97.1%	0.0%	97.7%	97.3%	- 0.4%
Percent of List Price Received*	98.9%	98.9%	0.0%	99.2%	99.0%	- 0.2%
Inventory of Homes for Sale	3,043	2,622	- 13.8%	--	--	--
Months Supply of Inventory	4.8	4.0	- 16.7%	--	--	--

* 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

