

# Local Market Update for March 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	March			Rolling 12 Months		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
New Listings	2,255	<b>2,467</b>	+ 9.4%	23,389	<b>24,952</b>	+ 6.7%
Pending Sales	1,460	<b>1,700</b>	+ 16.4%	15,431	<b>16,238</b>	+ 5.2%
Closed Sales	1,216	<b>1,461</b>	+ 20.1%	15,337	<b>15,960</b>	+ 4.1%
Days on Market Until Sale	26	<b>30</b>	+ 15.4%	26	<b>32</b>	+ 23.1%
Median Sales Price*	\$1,050,000	<b>\$1,020,000</b>	- 2.9%	\$1,035,000	<b>\$1,025,000</b>	- 1.0%
Average Sales Price*	\$1,403,522	<b>\$1,336,150</b>	- 4.8%	\$1,373,135	<b>\$1,372,765</b>	- 0.0%
Percent of Original List Price Received*	98.7%	<b>98.8%</b>	+ 0.1%	98.7%	<b>97.6%</b>	- 1.1%
Percent of List Price Received*	99.7%	<b>99.8%</b>	+ 0.1%	99.8%	<b>99.1%</b>	- 0.7%
Inventory of Homes for Sale	4,011	<b>3,492</b>	- 12.9%	--	--	--
Months Supply of Inventory	3.1	<b>2.6</b>	- 16.1%	--	--	--

\* 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

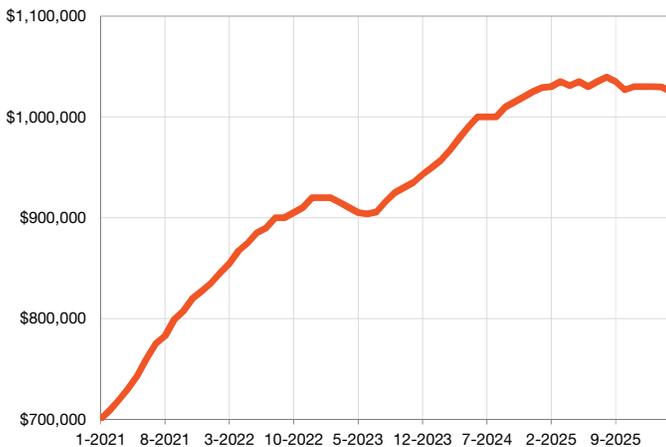
Key Metrics	March			Rolling 12 Months		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
New Listings	1,379	<b>845</b>	- 38.7%	13,296	<b>12,956</b>	- 2.6%
Pending Sales	754	<b>552</b>	- 26.8%	8,189	<b>7,673</b>	- 6.3%
Closed Sales	679	<b>578</b>	- 14.9%	8,142	<b>7,772</b>	- 4.5%
Days on Market Until Sale	33	<b>39</b>	+ 18.2%	29	<b>37</b>	+ 27.6%
Median Sales Price*	\$675,000	<b>\$699,000</b>	+ 3.6%	\$675,000	<b>\$665,000</b>	- 1.5%
Average Sales Price*	\$814,009	<b>\$825,002</b>	+ 1.4%	\$806,187	<b>\$814,044</b>	+ 1.0%
Percent of Original List Price Received*	98.4%	<b>97.9%</b>	- 0.5%	98.5%	<b>97.4%</b>	- 1.1%
Percent of List Price Received*	99.3%	<b>99.3%</b>	0.0%	99.7%	<b>99.1%</b>	- 0.6%
Inventory of Homes for Sale	2,619	<b>1,569</b>	- 40.1%	--	--	--
Months Supply of Inventory	3.8	<b>2.5</b>	- 34.2%	--	--	--

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### Median Sales Price – Detached Single-Family

Rolling 12-Month Calculation

San Diego County —



### Median Sales Price – Attached Single-Family

Rolling 12-Month Calculation

San Diego County —

