Monthly Indicators

NORTH SAN DIEGO COUNTY REALTORS®
HOMEDEX
Market Statistics

October 2026

U.S. existing-home sales rose 1.5 percent from August and fell 2.2 percent from a year earlier in September, to a seasonally adjusted annual rate of 3.99 million, according to the National Association of REALTORS®. Sales increased in the South and the West, held steady in the Midwest, and declined in the Northeast. Compared with a year earlier, sales declined in all four regions. August and September were the two slowest months for home sales this year, NAR Chief Economist Lawrence Yun said.

Closed Sales decreased 27.0 percent for Detached homes and 24.5 percent for Attached homes. Pending Sales decreased 34.4 percent for Detached homes and 33.3 percent for Attached homes.

The Median Sales Price was up 2.7 percent to $1,130,000 for Detached homes and 0.3 percent to $720,000 for Attached homes. Days on Market decreased 7.7 percent for Detached homes but increased 22.2 percent for Attached homes. Supply decreased 23.5 percent for Detached homes and 10.5 percent for Attached homes.

Heading into October, 1.60 million homes were listed for sale, up 1.9 percent from the previous month and 4.6 percent from a year earlier, according to NAR. Unsold inventory was a 4.8-month supply, unchanged from August and up from a 4.5-month supply a year earlier. The median existing-home sales price was $417,500, up 1.3 percent from $412,300 a year earlier. That marked the 39th consecutive month of year-over-year price gains.

Monthly Snapshot

$1,130,000	$720,000	$1,022,900
Median Sales Price Detached Homes	**Median Sales Price Attached Homes**	**Median Sales Price All Properties Combined**

A research tool provided by the North San Diego County REALTORS® for residential real estate activity in North San Diego County. Percent changes are calculated using rounded figures.

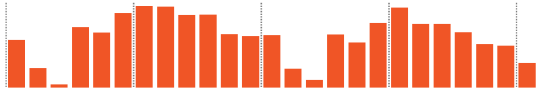
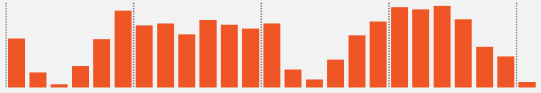
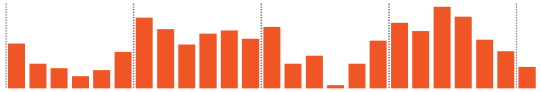
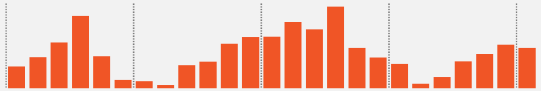
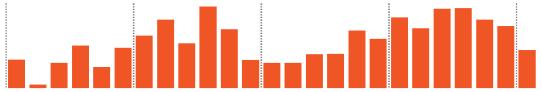
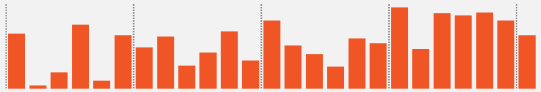
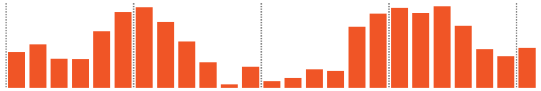
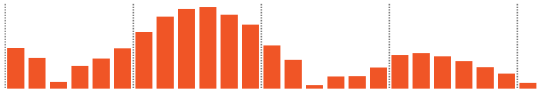
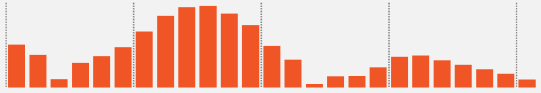
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Current as of November 4, 2026. All data from CRMLS. Report © 2026 ShowingTime Plus, LLC.

Single-Family Detached Activity Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. **Detached homes only.**

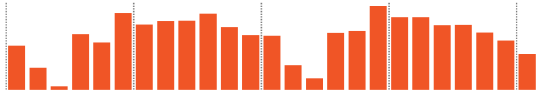
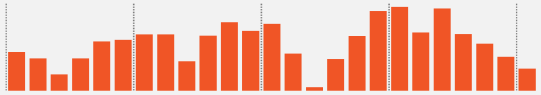
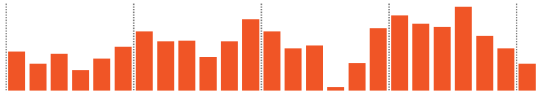
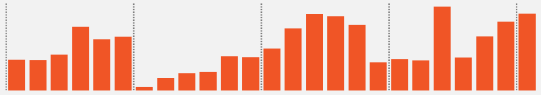
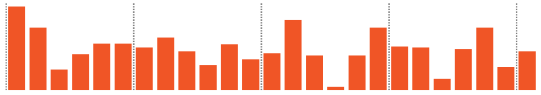
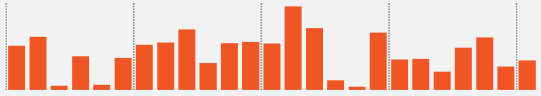
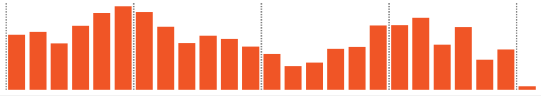
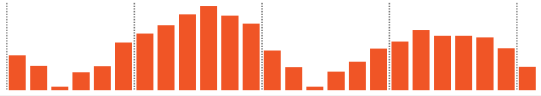
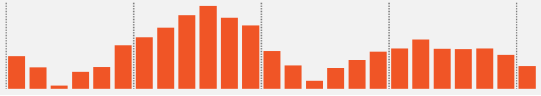
NORTH SAN DIEGO COUNTY REALTORS®
HOMEDEX
Market Statistics

Key Metrics	Historical Sparkbars (10-2024 – 10-2025 – 10-2026)	10-2025	10-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		940	**666**	- 29.1%	10,705	**9,519**	- 11.1%
Pending Sales		695	**456**	- 34.4%	6,698	**6,504**	- 2.9%
Closed Sales		726	**530**	- 27.0%	6,527	**6,501**	- 0.4%
Days on Market		39	**36**	- 7.7%	33	**33**	0.0%
Median Sales Price		$1,100,000	**$1,130,000**	+ 2.7%	$1,150,000	**$1,190,000**	+ 3.5%
Average Sales Price		$1,596,318	**$1,549,480**	- 2.9%	$1,518,711	**$1,572,737**	+ 3.6%
Pct. of Orig. Price Received		95.9%	**97.1%**	+ 1.3%	97.2%	**97.8%**	+ 0.6%
Housing Affordability Index		26	**23**	- 11.5%	25	**22**	- 12.0%
Inventory of Homes for Sale		2,195	**1,590**	- 27.6%	--	**--**	--
Months Supply of Inventory		3.4	**2.6**	- 23.5%	--	**--**	--

Single-Family Attached Activity Overview

Key metrics by report month and for year-to-date (YTD) starting from the first of the year. **Attached homes only.**

NORTH SAN DIEGO COUNTY REALTORS®
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Market Statistics

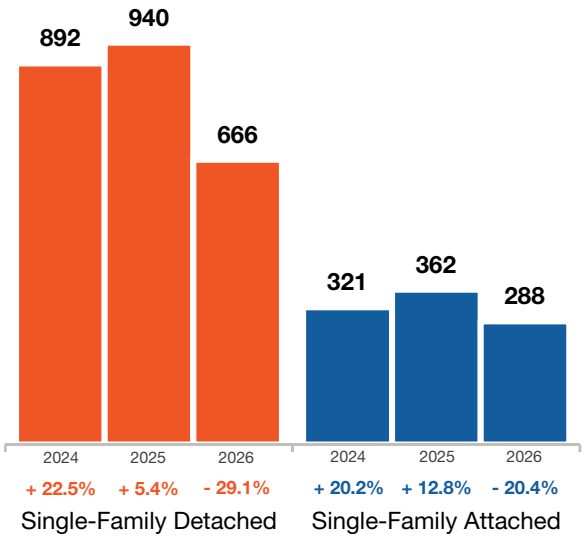
Key Metrics	Historical Sparkbars (10-2024 – 10-2025 – 10-2026)	10-2025	10-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		362	**288**	- 20.4%	3,986	**3,929**	- 1.4%
Pending Sales		252	**168**	- 33.3%	2,250	**2,298**	+ 2.1%
Closed Sales		241	**182**	- 24.5%	2,183	**2,254**	+ 3.3%
Days on Market		36	**44**	+ 22.2%	34	**38**	+ 11.8%
Median Sales Price		$717,500	**$720,000**	+ 0.3%	$720,000	**$720,000**	0.0%
Average Sales Price		$867,979	**$838,788**	- 3.4%	$857,661	**$842,775**	- 1.7%
Pct. of Orig. Price Received		96.9%	**95.8%**	- 1.1%	97.7%	**97.4%**	- 0.3%
Housing Affordability Index		40	**36**	- 10.0%	40	**36**	- 10.0%
Inventory of Homes for Sale		826	**737**	- 10.8%	--	**--**	--
Months Supply of Inventory		3.8	**3.4**	- 10.5%	--	**--**	--

New Listings

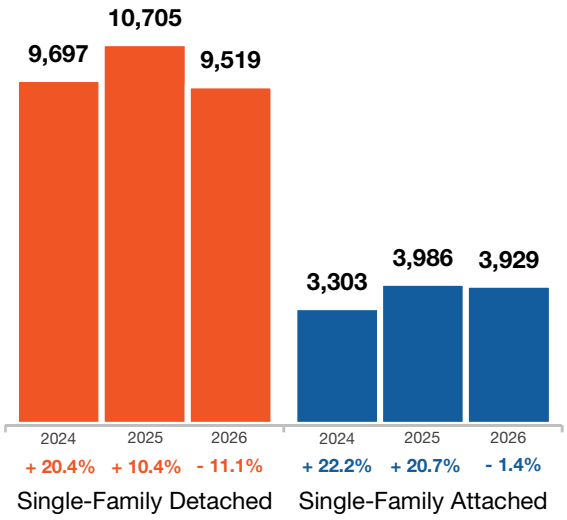
A count of the properties that have been newly listed on the market in a given month.

NORTH SAN DIEGO COUNTY REALTORS®
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Market Statistics

October

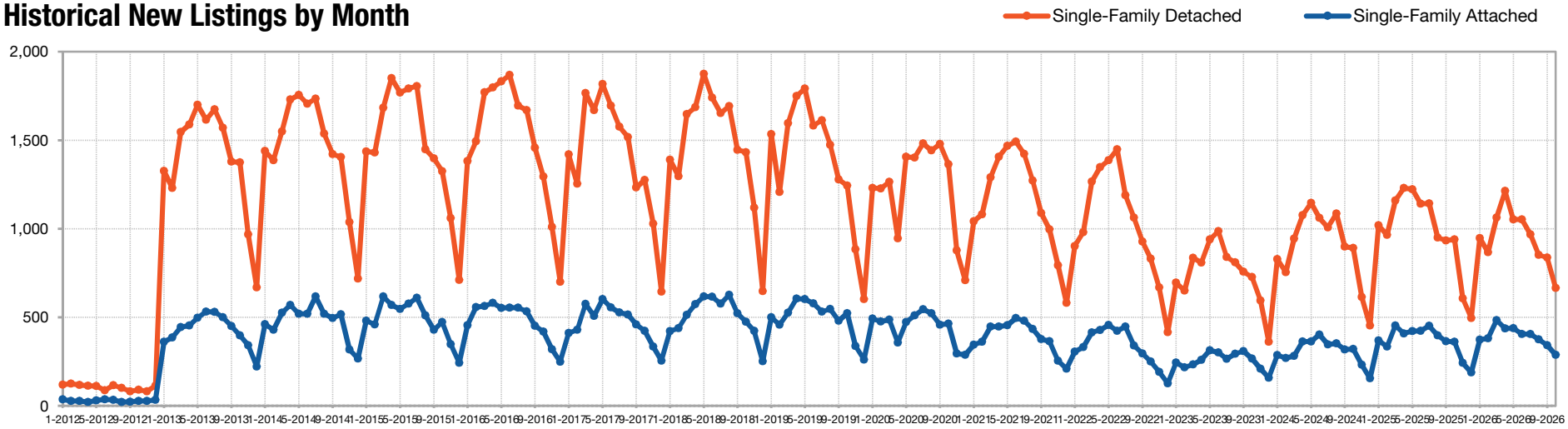


Year to Date



New Listings	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Nov-2025	607	-1.1%	242	+4.3%
Dec-2025	496	+9.3%	189	+21.2%
Jan-2026	947	-7.1%	374	+1.4%
Feb-2026	868	-10.1%	381	+14.1%
Mar-2026	1,063	-8.3%	483	+6.4%
Apr-2026	1,213	-1.4%	437	+7.1%
May-2026	1,052	-14.0%	438	+3.8%
Jun-2026	1,053	-7.8%	405	-4.3%
Jul-2026	968	-15.3%	406	-10.2%
Aug-2026	852	-10.3%	375	-5.5%
Sep-2026	837	-10.3%	342	-6.3%
Oct-2026	**666**	**-29.1%**	**288**	**-20.4%**
12-Month Avg	885	-9.8%	363	-0.3%

Historical New Listings by Month

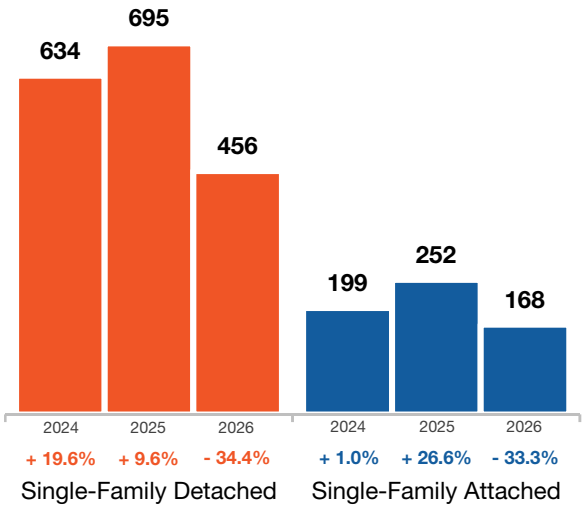


Pending Sales

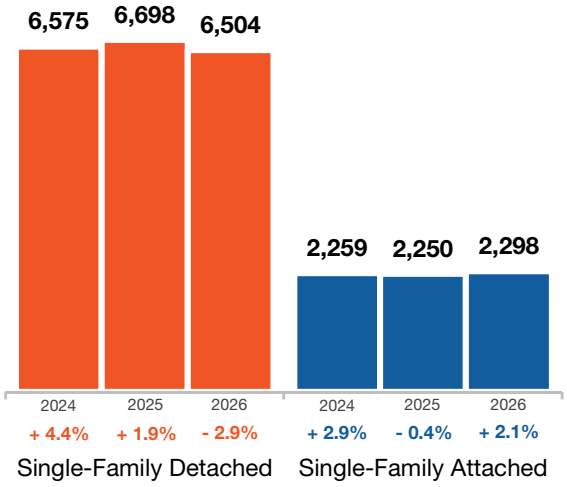
A count of the properties on which offers have been accepted in a given month.

NORTH SAN DIEGO COUNTY REALTORS® HOMEDEX Market Statistics

October

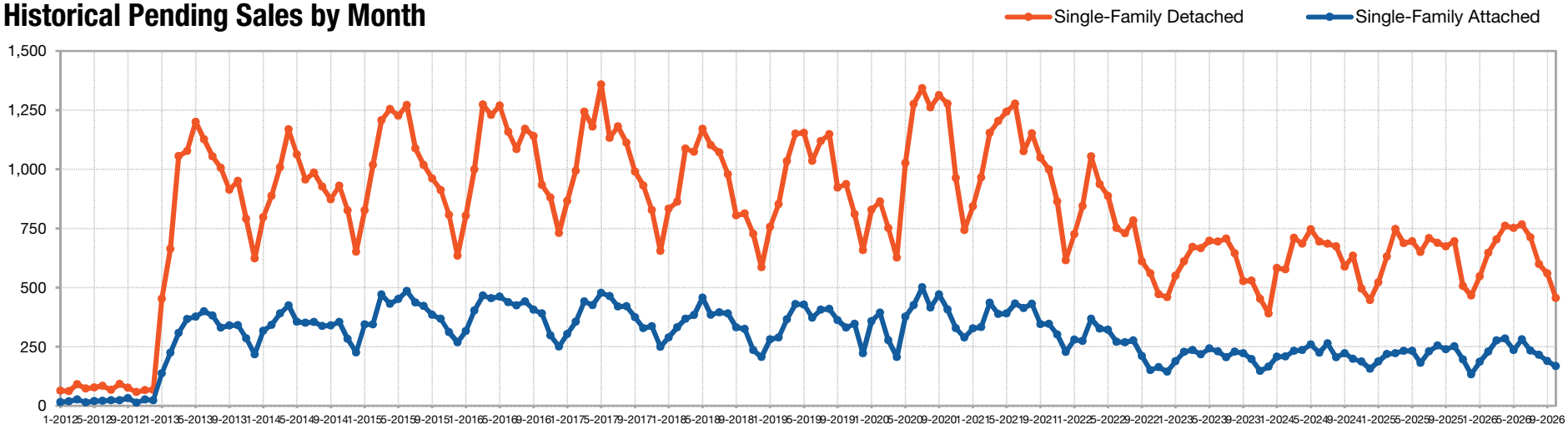


Year to Date



Pending Sales	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Nov-2025	507	+2.4%	196	+4.8%
Dec-2025	466	+4.3%	133	-15.3%
Jan-2026	547	+5.0%	186	-0.5%
Feb-2026	647	+2.5%	229	+4.6%
Mar-2026	703	-5.9%	276	+24.3%
Apr-2026	761	+10.8%	284	+22.4%
May-2026	752	+8.2%	236	+1.7%
Jun-2026	767	+18.0%	281	+54.4%
Jul-2026	712	+0.4%	233	+1.3%
Aug-2026	599	-13.1%	215	-15.7%
Sep-2026	560	-16.9%	190	-20.5%
Oct-2026	**456**	**-34.4%**	**168**	**-33.3%**
12-Month Avg	637	-2.1%	216	+1.3%

Historical Pending Sales by Month

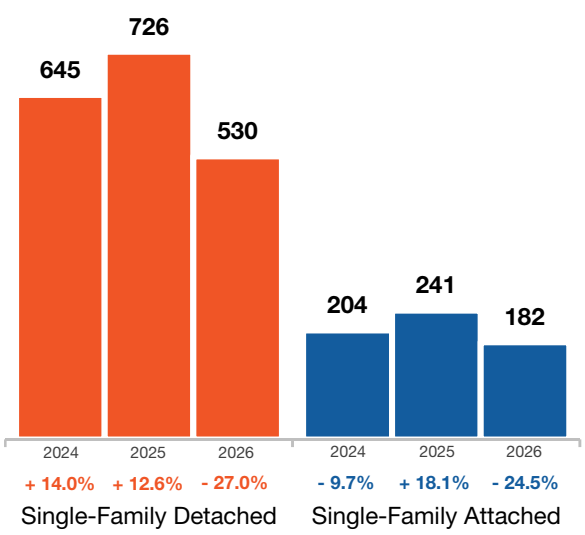


Closed Sales

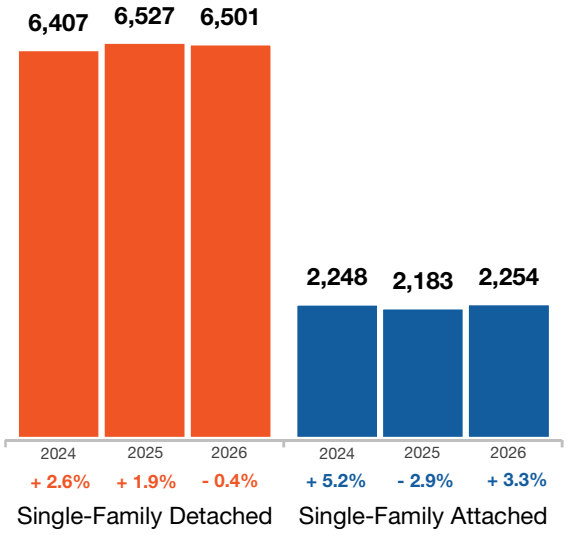
A count of the actual sales that closed in a given month.

NORTH SAN DIEGO COUNTY REALTORS®
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Market Statistics

October

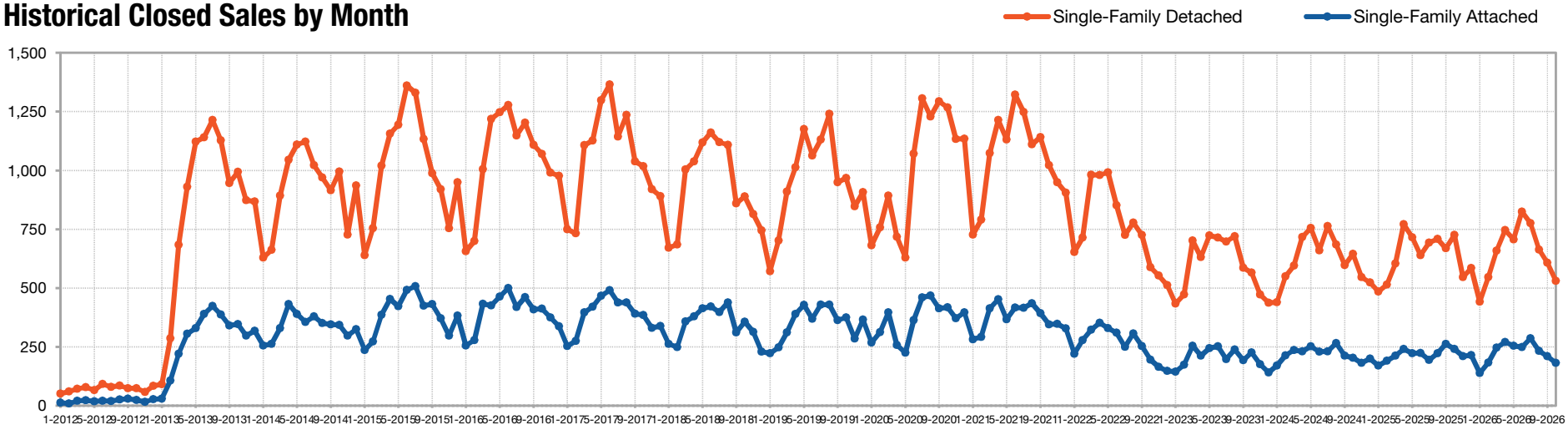


Year to Date



Closed Sales	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Nov-2025	546	0.0%	210	+15.4%
Dec-2025	585	+11.6%	215	+7.5%
Jan-2026	442	-8.9%	139	-18.2%
Feb-2026	546	+6.0%	183	-4.2%
Mar-2026	659	+9.1%	247	+16.0%
Apr-2026	746	-3.2%	270	+12.0%
May-2026	706	-1.3%	255	+14.3%
Jun-2026	825	+28.9%	249	+11.2%
Jul-2026	776	+12.0%	286	+47.4%
Aug-2026	663	-6.5%	233	+4.5%
Sep-2026	608	-9.1%	210	-20.2%
Oct-2026	**530**	**-27.0%**	**182**	**-24.5%**
12-Month Avg	633	+0.5%	214	+4.4%

Historical Closed Sales by Month

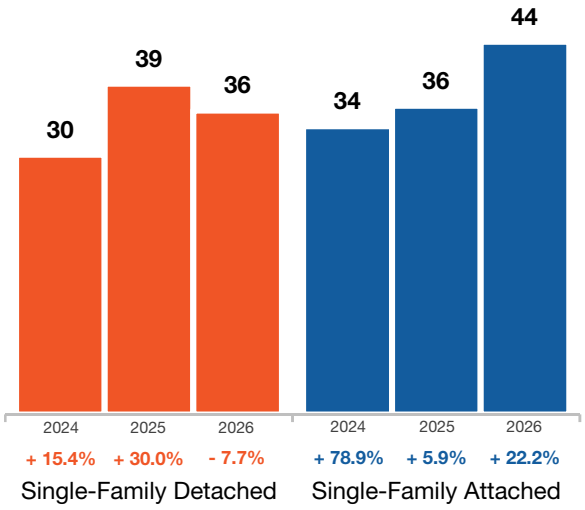


Days on Market Until Sale

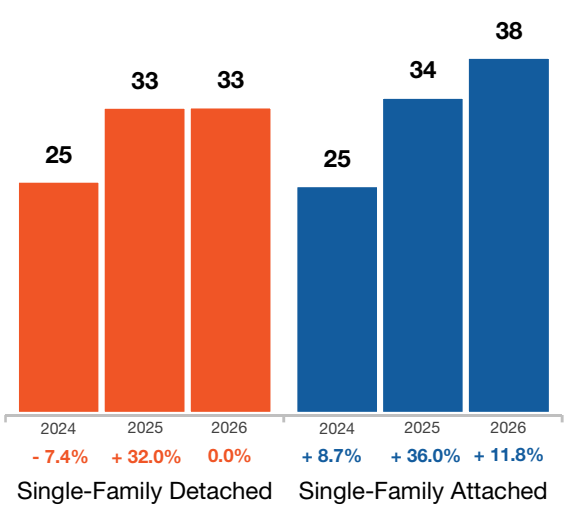
Average number of days between when a property is listed and when an offer is accepted in a given month.

NORTH SAN DIEGO COUNTY REALTORS® HOMEDEX Market Statistics

October



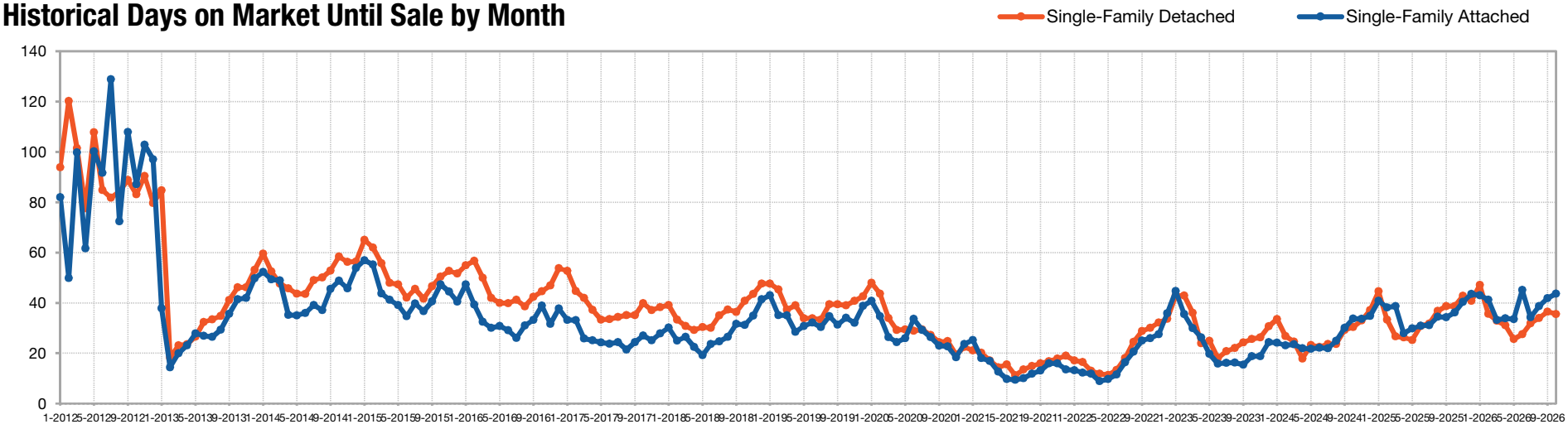
Year to Date



Days on Market	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Nov-2025	43	+30.3%	40	+17.6%
Dec-2025	41	+10.8%	44	+25.7%
Jan-2026	47	+4.4%	43	+4.9%
Feb-2026	36	+9.1%	41	+7.9%
Mar-2026	33	+22.2%	33	-15.4%
Apr-2026	31	+19.2%	34	+21.4%
May-2026	26	+4.0%	34	+13.3%
Jun-2026	27	-12.9%	45	+45.2%
Jul-2026	32	0.0%	34	+9.7%
Aug-2026	34	-8.1%	39	+14.7%
Sep-2026	36	-7.7%	42	+23.5%
Oct-2026	**36**	**-7.7%**	**44**	**+22.2%**
12-Month Avg*	33	+3.1%	34	+14.1%

* Days on Market for all properties from November 2025 through October 2026. This is not the average of the individual figures above.

Historical Days on Market Until Sale by Month

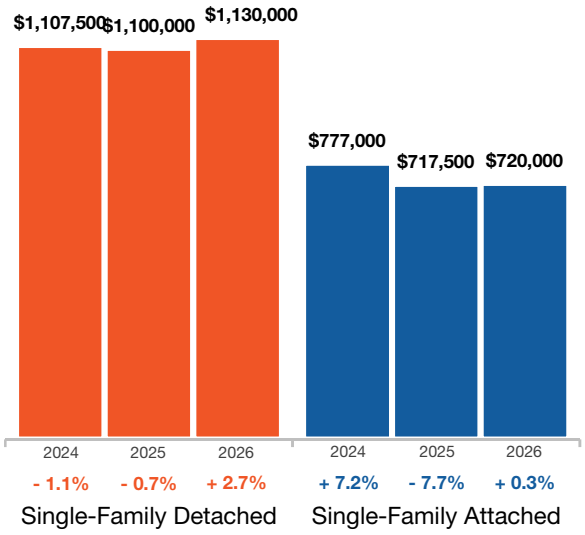


Median Sales Price

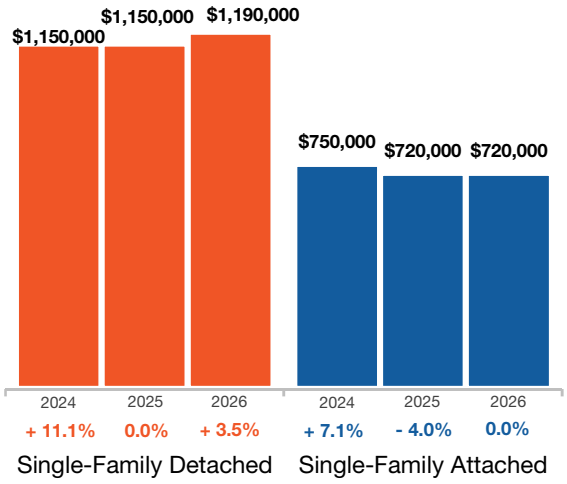
Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month.

NORTH SAN DIEGO COUNTY REALTORS®
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Market Statistics

October



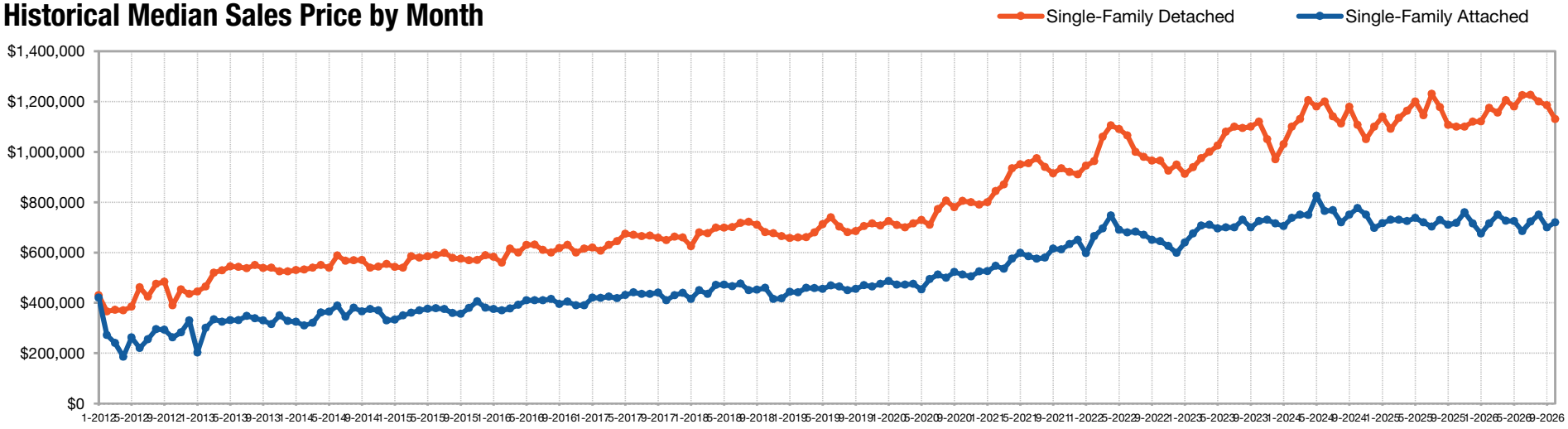
Year to Date



Median Sales Price	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Nov-2025	$1,100,000	+4.8%	$759,900	+1.3%
Dec-2025	$1,120,000	+1.8%	$715,000	+2.6%
Jan-2026	$1,120,600	-1.7%	$675,000	-5.8%
Feb-2026	$1,175,000	+7.7%	$715,000	-2.1%
Mar-2026	$1,155,500	+1.8%	$750,000	+2.7%
Apr-2026	$1,205,000	+3.6%	$726,250	+0.2%
May-2026	$1,180,000	-1.7%	$725,000	-1.7%
Jun-2026	$1,225,000	+7.0%	$685,000	-4.9%
Jul-2026	$1,226,500	-0.3%	$722,900	+2.9%
Aug-2026	$1,200,000	+1.9%	$750,000	+2.9%
Sep-2026	$1,185,000	+7.0%	$700,000	-1.4%
Oct-2026	**$1,130,000**	**+2.7%**	**$720,000**	**+0.3%**
12-Month Avg*	$1,140,000	+3.5%	$720,000	0.0%

* Median Sales Price for all properties from November 2025 through October 2026. This is not the average of the individual figures above.

Historical Median Sales Price by Month

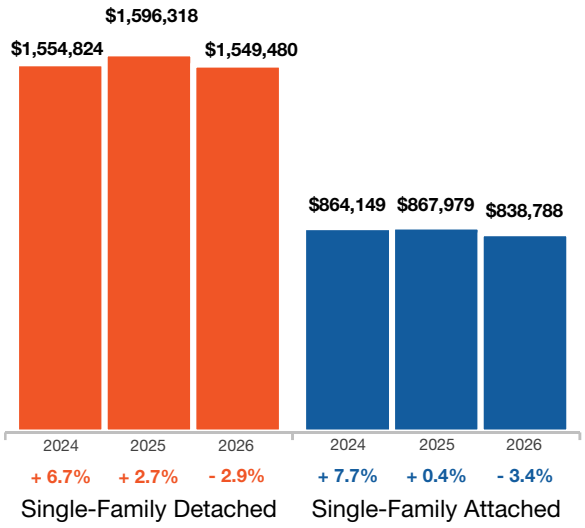


Average Sales Price

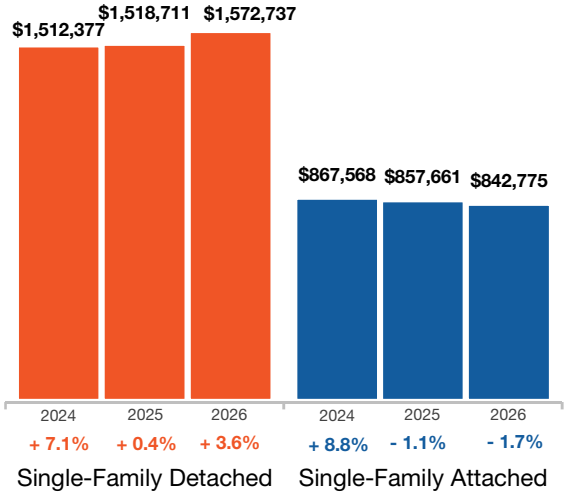
Average sales price for all closed sales, not accounting for seller concessions, in a given month.

NORTH SAN DIEGO COUNTY REALTORS®
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October



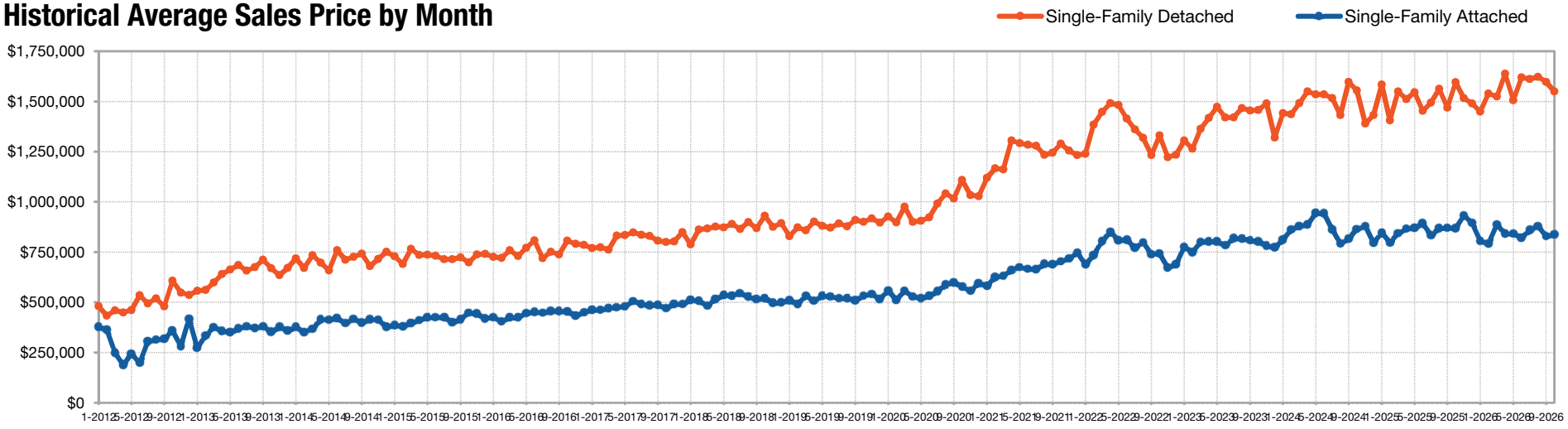
Year to Date



Avg. Sales Price	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Nov-2025	$1,516,823	+9.1%	$932,006	+6.0%
Dec-2025	$1,489,950	+4.1%	$894,873	+12.5%
Jan-2026	$1,449,820	-8.4%	$804,754	-4.9%
Feb-2026	$1,539,565	+9.5%	$793,935	-0.4%
Mar-2026	$1,524,033	-1.6%	$886,907	+5.2%
Apr-2026	$1,638,053	+8.4%	$840,470	-3.0%
May-2026	$1,505,329	-2.6%	$841,996	-3.2%
Jun-2026	$1,619,347	+11.4%	$819,697	-8.2%
Jul-2026	$1,612,090	+7.9%	$861,072	+3.2%
Aug-2026	$1,621,853	+3.8%	$878,701	+1.1%
Sep-2026	$1,596,368	+8.6%	$828,712	-4.8%
Oct-2026	**$1,549,480**	**-2.9%**	**$838,788**	**-3.4%**
12-Month Avg*	$1,555,226	+3.9%	$851,826	-0.0%

* Avg. Sales Price for all properties from November 2025 through October 2026. This is not the average of the individual figures above.

Historical Average Sales Price by Month

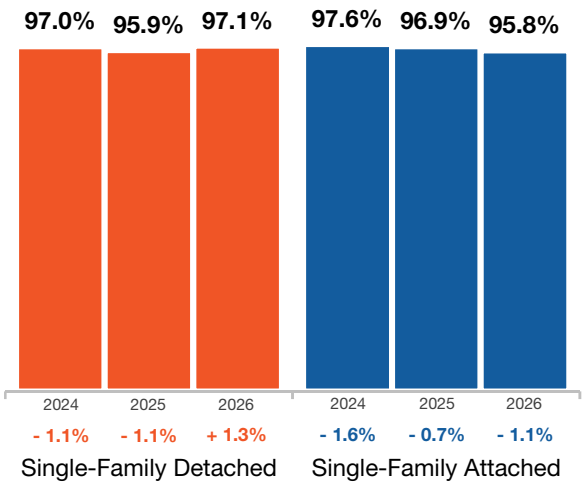


Percent of Original List Price Received

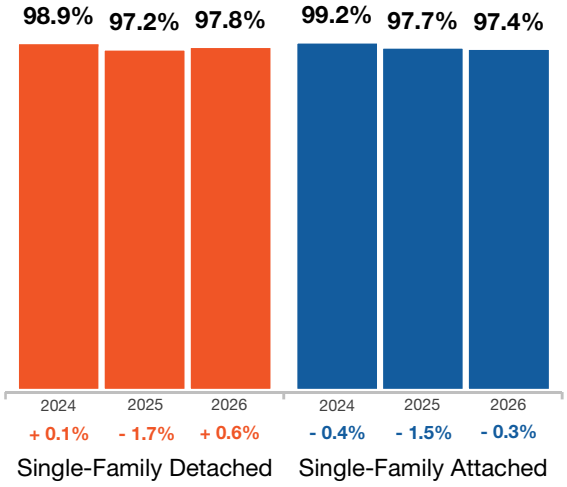
Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold in a given month, not accounting for seller concessions.

NORTH SAN DIEGO COUNTY REALTORS® HOMEDEX Market Statistics

October



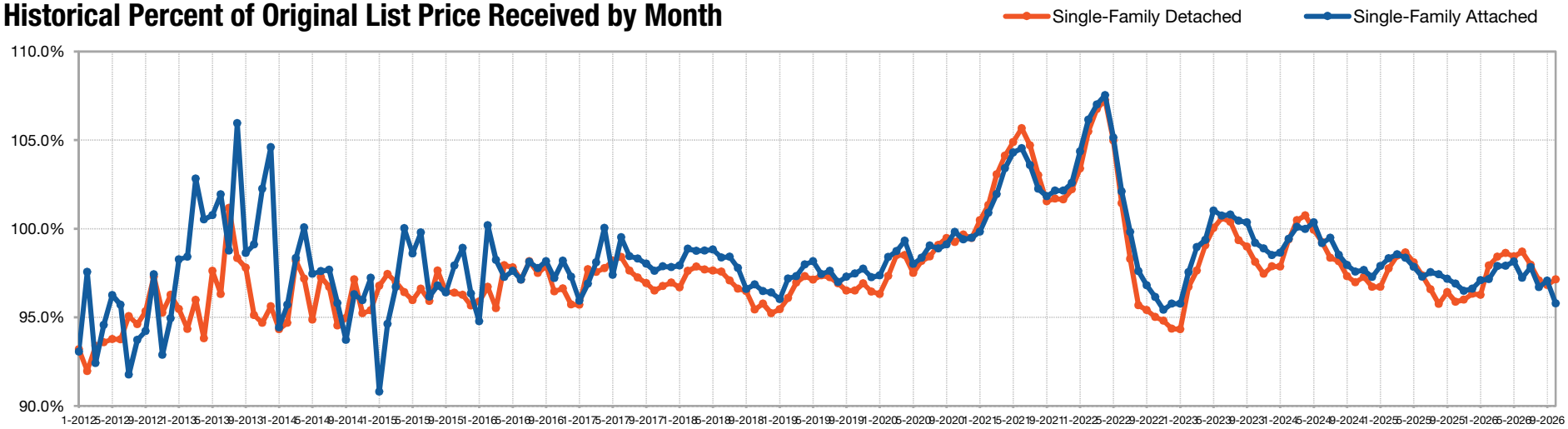
Year to Date



Pct. of Orig. Price Received	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Nov-2025	96.0%	-1.3%	96.5%	-1.2%
Dec-2025	96.3%	-0.4%	96.6%	-0.7%
Jan-2026	96.3%	-0.4%	97.1%	-0.8%
Feb-2026	97.9%	+0.1%	97.2%	-1.1%
Mar-2026	98.4%	-0.1%	97.9%	-0.7%
Apr-2026	98.6%	-0.1%	97.9%	-0.5%
May-2026	98.4%	+0.3%	98.2%	+0.4%
Jun-2026	98.7%	+1.3%	97.2%	-0.1%
Jul-2026	98.0%	+1.4%	97.8%	+0.3%
Aug-2026	97.1%	+1.5%	96.7%	-0.7%
Sep-2026	96.8%	+0.4%	97.1%	-0.1%
Oct-2026	**97.1%**	**+1.3%**	**95.8%**	**-1.1%**
12-Month Avg*	97.5%	+0.5%	97.2%	-0.4%

* Pct. of Orig. Price Received for all properties from November 2025 through October 2026. This is not the average of the individual figures above.

Historical Percent of Original List Price Received by Month

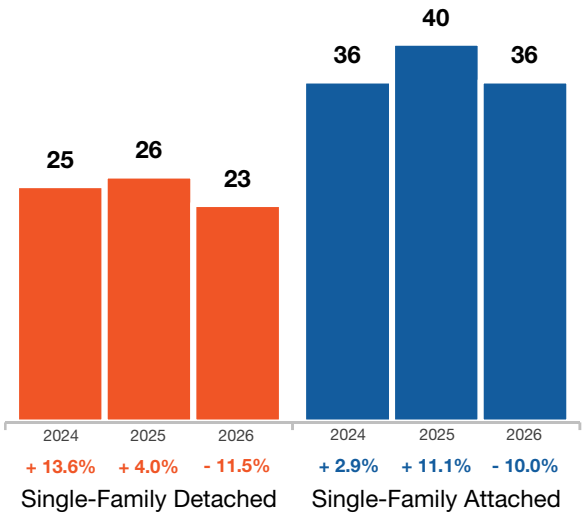


Housing Affordability Index

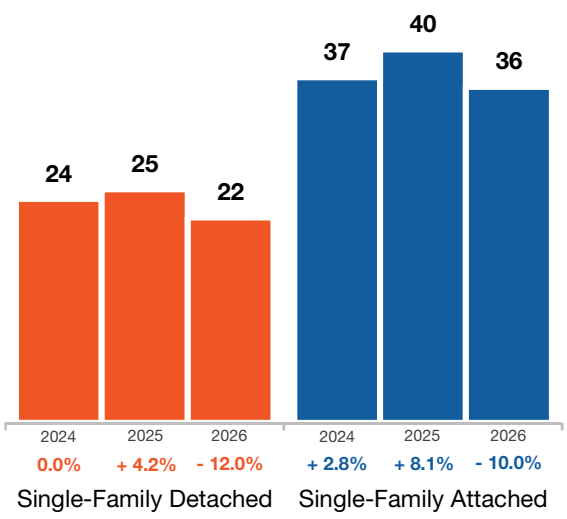
This index measures housing affordability for the region. For example, an index of 120 means the median household income is 120% of what is necessary to qualify for the median-priced home under prevailing interest rates. A higher number means greater affordability.

NORTH SAN DIEGO COUNTY REALTORS® HOMEDEX Market Statistics

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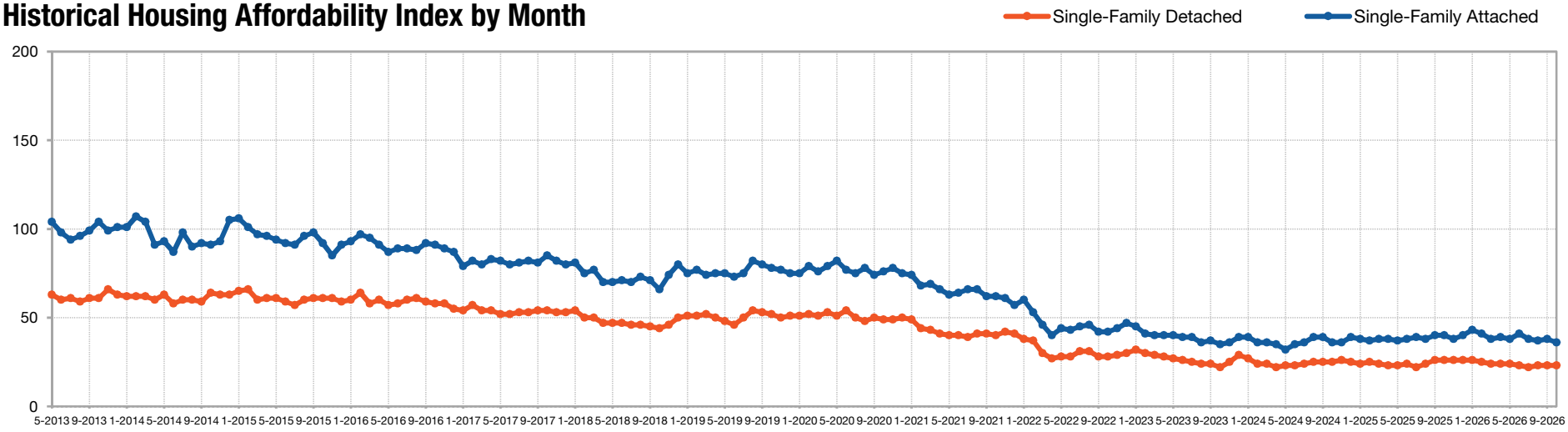
Year to Date



Affordability Index	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Nov-2025	26	0.0%	38	+5.6%
Dec-2025	26	+4.0%	40	+2.6%
Jan-2026	26	+8.3%	43	+13.2%
Feb-2026	25	0.0%	41	+10.8%
Mar-2026	24	0.0%	38	0.0%
Apr-2026	24	+4.3%	39	+2.6%
May-2026	24	+4.3%	38	+2.7%
Jun-2026	23	-4.2%	41	+7.9%
Jul-2026	22	0.0%	38	-2.6%
Aug-2026	23	-4.2%	37	-2.6%
Sep-2026	23	-11.5%	38	-5.0%
Oct-2026	**23**	**-11.5%**	**36**	**-10.0%**
12-Month Avg*	24	-12.2%	39	-7.8%

* Affordability Index for all properties from November 2025 through October 2026. This is not the average of the individual figures above.

Historical Housing Affordability Index by Month

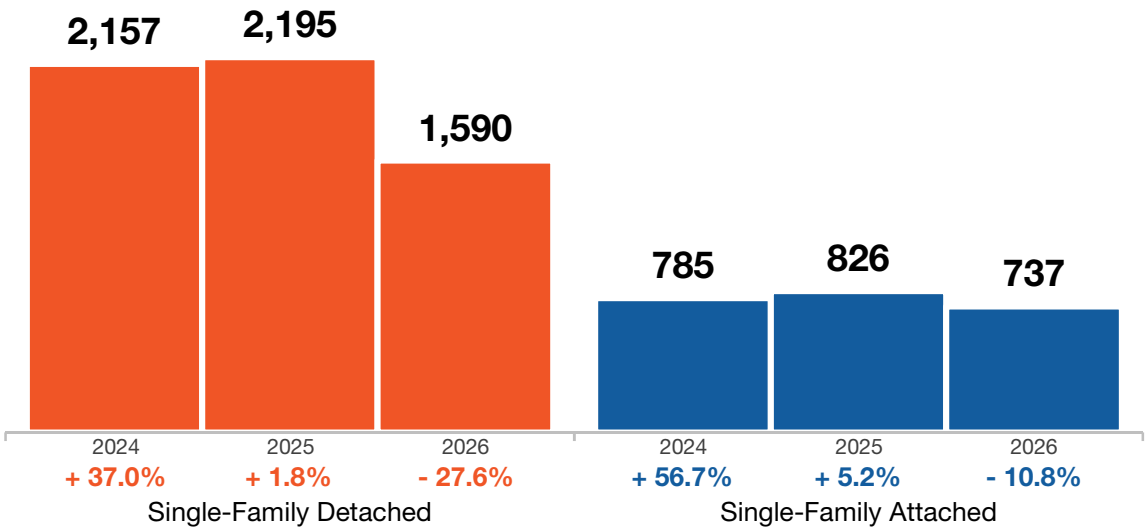


Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month.

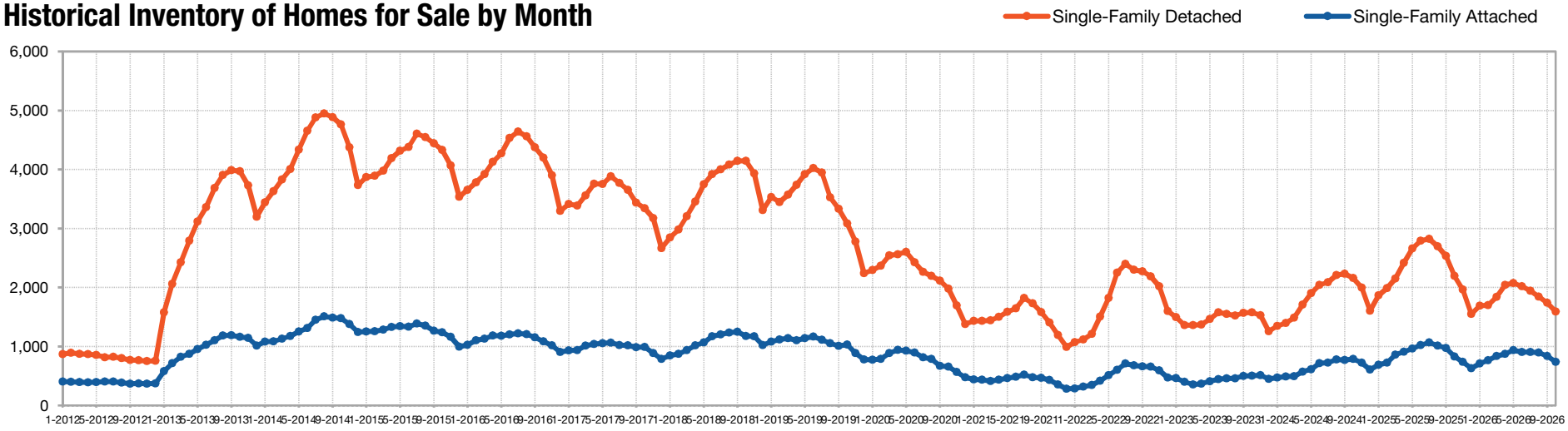
NORTH SAN DIEGO COUNTY REALTORS® HOMEDEX Market Statistics

October



Homes for Sale	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Nov-2025	1,964	-1.6%	735	+1.4%
Dec-2025	1,551	-3.2%	630	+4.1%
Jan-2026	1,691	-9.3%	711	+3.3%
Feb-2026	1,698	-14.5%	765	+6.0%
Mar-2026	1,840	-14.3%	836	-2.6%
Apr-2026	2,041	-15.5%	874	-3.9%
May-2026	2,073	-22.1%	936	-2.6%
Jun-2026	2,020	-27.6%	905	-11.4%
Jul-2026	1,942	-31.2%	905	-15.0%
Aug-2026	1,841	-31.7%	896	-11.5%
Sep-2026	1,741	-31.2%	837	-13.8%
Oct-2026	**1,590**	**-27.6%**	**737**	**-10.8%**
12-Month Avg	2,309	-20.6%	864	-5.8%

Historical Inventory of Homes for Sale by Month

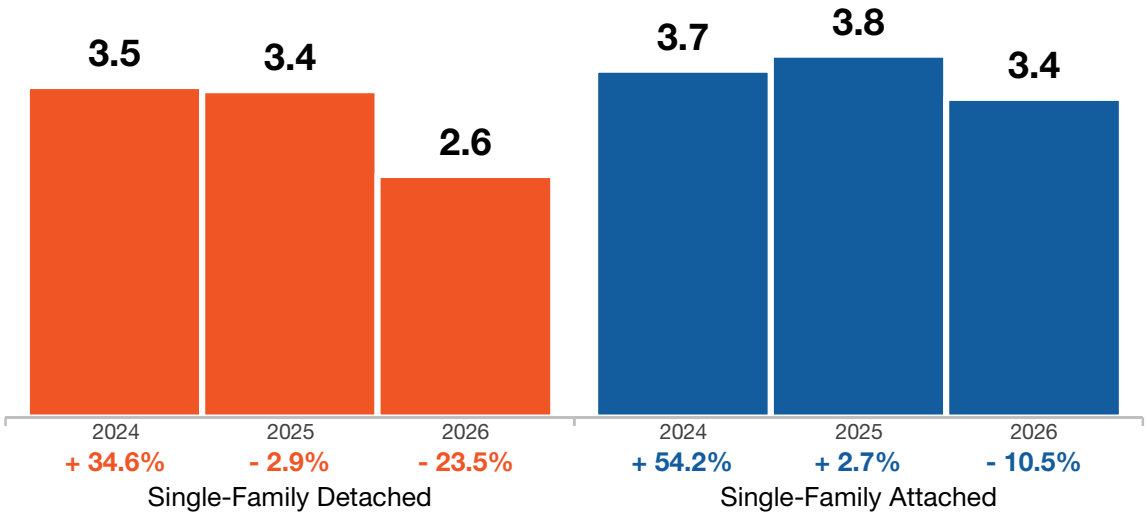


Months Supply of Inventory

The inventory of homes for sale at the end of a given month, divided by the average monthly pending sales from the last 12 months.

NORTH SAN DIEGO COUNTY REALTORS® HOMEDEX Market Statistics

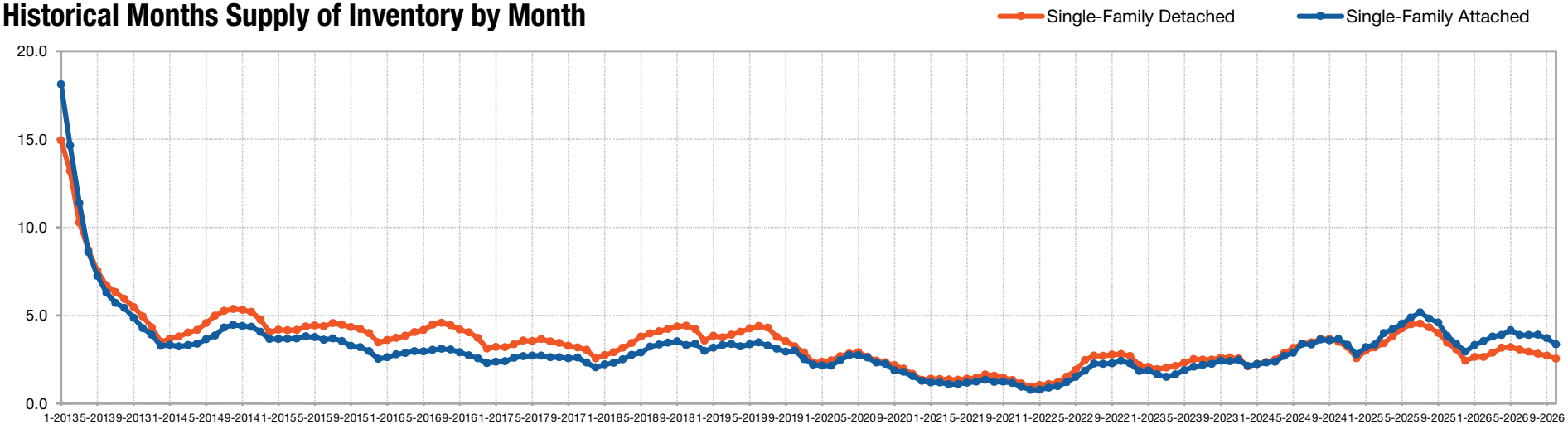
October



Months Supply	Single-Family Detached	Year-Over-Year Change	Single-Family Attached	Year-Over-Year Change
Nov-2025	3.1	-3.1%	3.4	+3.0%
Dec-2025	2.4	-7.7%	2.9	+3.6%
Jan-2026	2.6	-13.3%	3.3	+3.1%
Feb-2026	2.6	-18.8%	3.5	+6.1%
Mar-2026	2.9	-14.7%	3.8	-5.0%
Apr-2026	3.2	-15.8%	3.9	-7.1%
May-2026	3.2	-25.6%	4.2	-6.7%
Jun-2026	3.1	-31.1%	3.9	-20.4%
Jul-2026	2.9	-35.6%	3.9	-25.0%
Aug-2026	2.8	-34.9%	3.9	-18.8%
Sep-2026	2.7	-32.5%	3.7	-19.6%
Oct-2026	**2.6**	**-23.5%**	**3.4**	**-10.5%**
12-Month Avg*	3.7	-22.9%	4.1	-10.1%

* Months Supply for all properties from November 2025 through October 2026. This is not the average of the individual figures above.

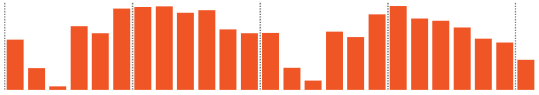
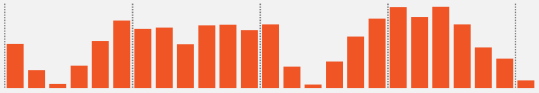
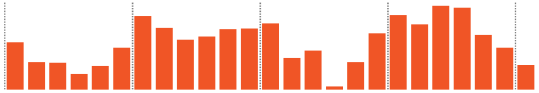
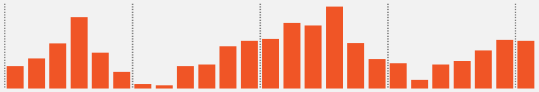
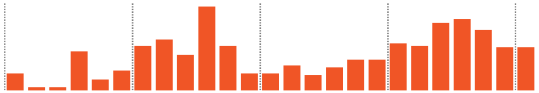
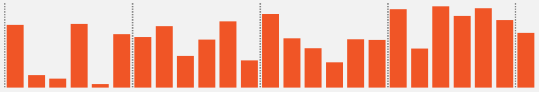
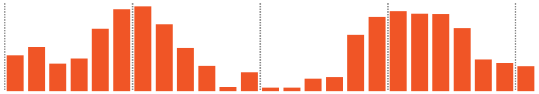
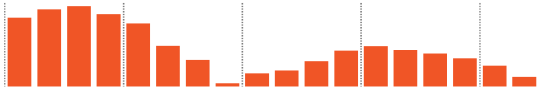
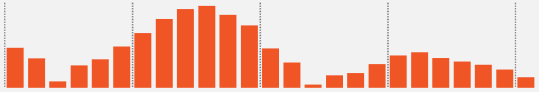
Historical Months Supply of Inventory by Month



All Properties Combined

Key metrics by report month and for year-to-date (YTD) starting from the first of the year.

NORTH SAN DIEGO COUNTY REALTORS®
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Market Statistics

Key Metrics	Historical Sparkbars 10-2024 10-2025 10-2026	10-2025	10-2026	Percent Change	YTD 2025	YTD 2026	Percent Change
New Listings		1,304	**954**	- 26.8%	14,707	**13,458**	- 8.5%
Pending Sales		947	**624**	- 34.1%	8,955	**8,805**	- 1.7%
Closed Sales		967	**712**	- 26.4%	8,718	**8,757**	+ 0.4%
Days on Market		38	**38**	0.0%	33	**34**	+ 3.0%
Median Sales Price		$975,000	**$1,022,900**	+ 4.9%	$1,000,000	**$1,035,000**	+ 3.5%
Average Sales Price		$1,414,611	**$1,367,559**	- 3.3%	$1,353,017	**$1,384,748**	+ 2.3%
Pct. of Orig. Price Received		96.1%	**96.8%**	+ 0.7%	97.3%	**97.7%**	+ 0.4%
Housing Affordability Index		29	**25**	- 13.8%	29	**25**	- 13.8%
Inventory of Homes for Sale		3,029	**2,332**	- 23.0%	--	**--**	--
Months Supply of Inventory		3.5	**2.8**	- 20.0%	--	**--**	--