Reports on HOUSING
Your Local Real Estate Snapshot

THE SAN DIEGO COUNTY HOUSING REPORT

AUGUST 18, 2026 - WRITTEN BY STEVEN THOMAS

AI PRICING INACCURACIES

AI IS NOT AN ACCURATE GAUGE FOR DETERMINING A HOME'S PRICE AND SHOULD ONLY BE USED AS A STARTING POINT IN A CONVERSATION WITH A REAL ESTATE PROFESSIONAL.

AI AND AVM'S RELIABILITY

CAREFULLY REVIEWING ALL RECENT COMPARABLE CLOSED AND PENDING SALES IS THE ONLY WAY TO ESTABLISH PRICE ACCURATELY.

In 1936, one of the largest polls ever conducted predicted with near certainty that Alf Landon would defeat President Franklin D. Roosevelt by a landslide. Before the election, *The Literary Digest* collected nearly 2.4 million responses. Instead, President Roosevelt absolutely dominated, winning 98.49% of the Electoral College. The problem was not a shortage of data. Instead, it was the assumption that more data automatically produced greater accuracy.

Nearly a century later, homeowners can make a similar mistake when they place too much confidence in AI or Automated Valuation Models (AVMs) to arrive at a home's value. They can process an enormous amount of housing data in seconds, but it still cannot see everything that determines what a home is truly worth: its **FAIR MARKET VALUE**. Instead, it provides a value that is typically inaccurate.

Many homeowners rely on Zillow to determine their home's value. But more and more homeowners are turning to AI chatbots to establish value. In asking Google's Gemini, "Is AI better than Zillow in pricing a home?" It states, "No, generalized AI models are not inherently better than Zillow because Zillow's Zestimate is already a highly sophisticated, proprietary AI system built specifically for real estate valuation. They have spent two decades training its neural networks and machine learning models on billions of data points to create its current AVM." Yet, Zillow acknowledges its shortcoming stating that their Zestimate "provides a transparent, free starting point to help homeowners, buyers and sellers better understand what a home may be worth." It is "not an appraisal and can't be used in place of an appraisal."

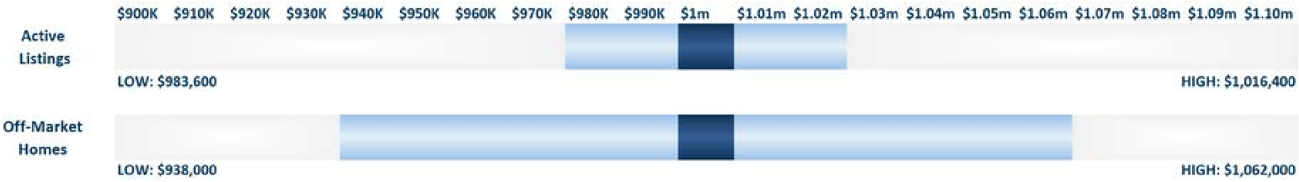
This is evident in looking at the error rate for their Zestimates in San Diego County. On their website, they detail their accuracy for homes that were actively listed and then sold, as well as homes that were "off-market," never entered into the Multiple Listing Service, and then sold. For homes that were active listings, they recalculate the Zestimate immediately after a home hits the market, using the listing price as a strong signal of market value and the listing description to assess upgrades, condition, renovations, and additions. After adjusting, of course, they are more accurate. The issue is that when homeowners rely on the Zestimate before it is recalculated, it is inaccurate. It is just a starting point for a conversation with a real estate professional about a home's price.

In San Diego County, for homes that are actively listed, the median Zestimate error rate is 1.64%. Meaning that a Zestimate of $1 million is off by plus-or-minus $16,400. The home would sell somewhere between $983,600 and $1,016,400. Yet that error rate is based on homes that are recalculated ***AFTER*** they are listed FOR SALE, giving tremendous weight to asking prices.

How Precise is a Zestimate in San Diego County?

	Zestimate	Median Error Rate	Dollar Error	Range of Actual Sale
Active Listings	$1,000,000	1.64%	$16,400	$983,600 to $1,016,400
Off-Market Homes	$1,000,000	6.20%	$62,000	$938,000 to $1,062,000

Note: an error-rate statistic does not mean every individual home is guaranteed to fall inside that band.



For homeowners who turn to Zillow ***BEFORE*** listing their homes, the median error rate is 6.20%. That translates to a plus-or-minus $62,000 for a $1 million Zestimate. That means the home ultimately sold somewhere between $938,000 and $1,062,000. That is an ominous $124,000 range.

Even a highly sophisticated, proprietary AI system built specifically for evaluating home prices can be substantially inaccurate. How can the errors be so significant? AI and AVMs cannot see beyond the data. They cannot see under the roof of a home. They do not understand a home's condition, upgrades, or subtle nuances of a particular street, neighborhood, or location. That is where ***HUMAN REAL ESTATE EXPERTS*** with local market knowledge have a distinct advantage.

Every property has a unique value shaped by numerous factors. A real estate professional with firsthand knowledge of the property and neighborhood can more precisely isolate its **FAIR MARKET VALUE** by carefully weighing recent comparable closed and pending sales against the home's condition, upgrades, views, lot characteristics, privacy, craftsmanship, floor plan, curb appeal, location nuances, remodeling, amenities, and much more.

What AI and Automated Valuation Models Miss	
✓ Condition	✓ Remodel
✓ Upgrades	✓ Amenities
✓ Views	✓ Odors or Cleanliness
✓ Lot Characteristics	✓ Presentation and Staging
✓ Privacy	✓ Deferred Maintenance
✓ Craftsmanship	✓ Buyer Perception
✓ Floor Plan	✓ Overall Presentation
✓ Curb Appeal	✓ Seller Motivation
✓ Location Nuances	✓ Competing Listings

AI has become an extraordinarily powerful tool, but determining a home's **FAIR MARKET VALUE** requires more than processing data. AI and AVMs cannot walk through a home, evaluate its condition and upgrades, understand the nuances that make up the neighborhood, or carefully weigh how it compares with recent comparable closed and pending sales. Instead, AI should be viewed as a starting point, not the ultimate answer in determining a home's value. Accurately pricing a home requires firsthand knowledge and expertise of a local real estate professional.

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ACTIVE LISTINGS

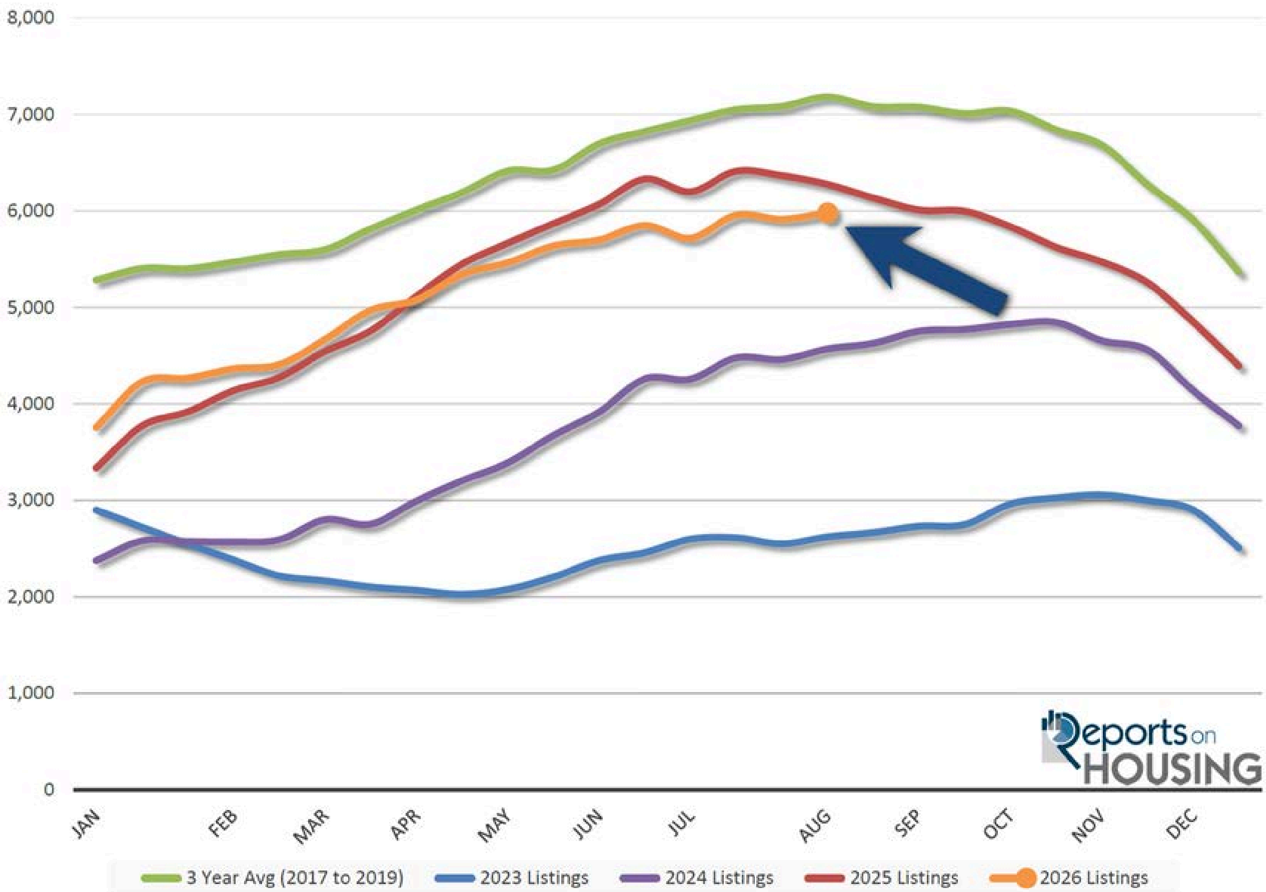
THE INVENTORY INCREASED BY 67 IN THE PAST COUPLE OF WEEKS.

The active listing inventory increased by 67 homes over the past two weeks, up 1%, to

5,981. It appears as if the inventory has reached a plateau, yet not quite peaked. It has increased from 5,956 to 5,981 over the past four weeks, up only 25 homes. It is the last hurrah of summer as housing is about to transition to the Autumn Market, which officially begins in September. That is when the inventory slowly falls from week to week. With both the Spring and Summer Markets in the rearview mirror, fewer homes are placed on the market, and many unsuccessful sellers throw in the proverbial towel.

Last year, the inventory was at 6,274 homes, with **293 more homes (+5%)**. The 3-year average before COVID (2017 through 2019) was 7,183, an additional 1,202 homes, or 20% more.

SAN DIEGO COUNTY
ACTIVE LISTING INVENTORY YEAR-OVER-YEAR



Homeowners continue to “hunker down” in their homes, unwilling to move because of their current, underlying, locked-in, low fixed-rate mortgage. This trend has been easing from the lows established in 2023. Through July, 24,175 homes were placed on the market in San Diego County, 9,311 fewer than the 3-year average before COVID (2017-2019), 28% less. In 2025, 25,422 homes entered the market (5% more), compared with 21,527 in 2024 (11% fewer) and 17,544 in 2023 (27% fewer). Slightly fewer homes have been coming to market this year than last.

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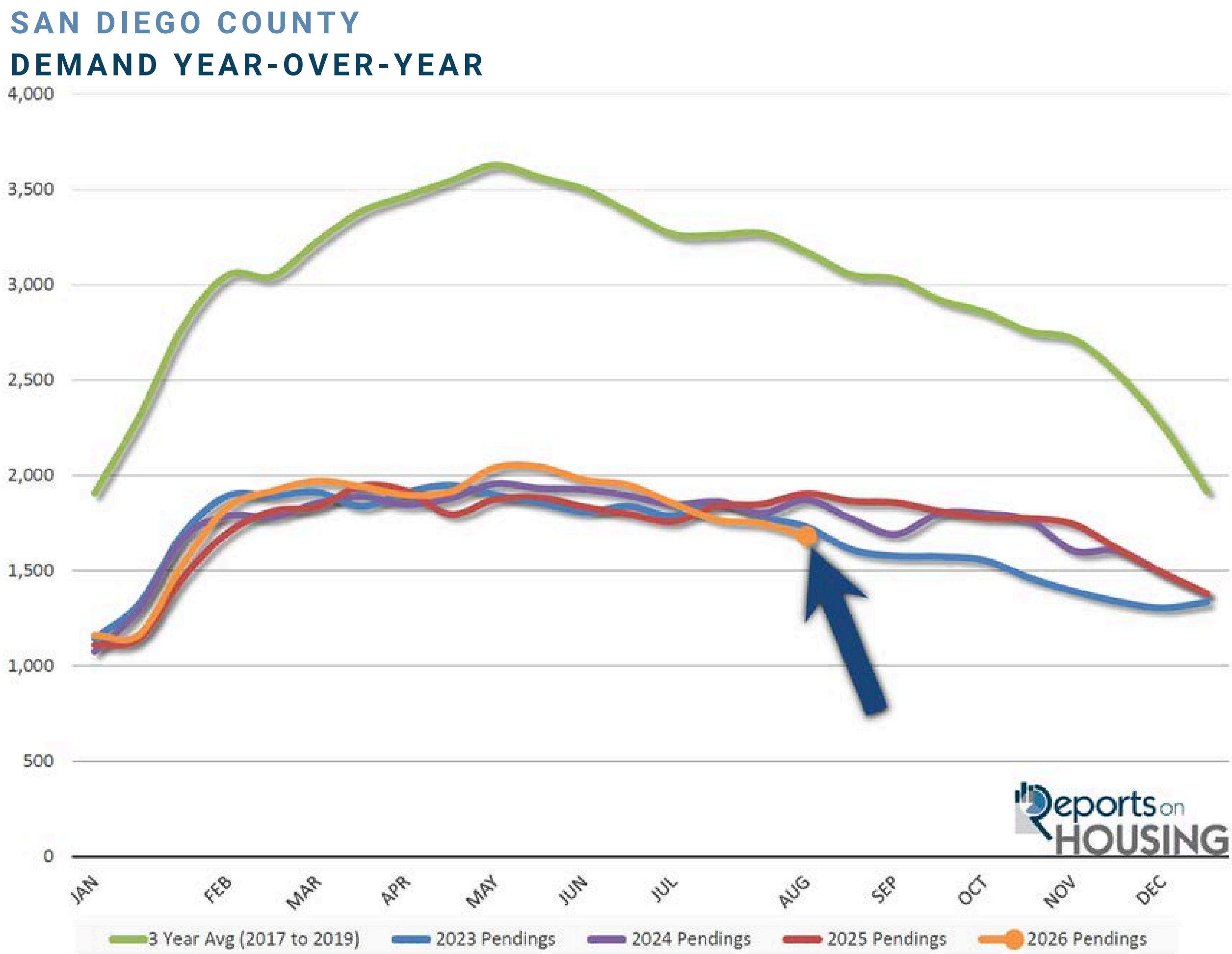
DEMAND

DEMAND DECREASED BY 4% IN THE PAST COUPLE OF WEEKS.

Demand, a snapshot of the number of new pending sales over the prior month, decreased from 1,747 to 1,682 in the past couple of weeks, down 65 pending sales, or 4%. It is the lowest mid-August reading since tracking began in 2012. Unlike the active listing inventory, demand didn't see a last hurrah of the Summer Market. It appears as if buyers are transitioning to the Autumn Market, which begins at the start of September for housing. That is when buyer demand slowly declines from week to week, in line with supply.

Last year, demand was 1,905, with **223 additional pending sales (+13%)**. The 3-year average before COVID (2017 to 2019) was 3,174 pending sales, **89% more than today, or an additional 1,492**.



As the Federal Reserve has indicated, it is essential to monitor all economic releases for signs of a slowdown. These releases can cause mortgage rates to rise or fall, depending on how they compare with market expectations. It is also important to monitor any developments in the Iran conflict and its impact on the oil market, and ultimately inflation, which can also cause mortgage rates to rise or fall. This week marks the release of the S&P Global Manufacturing and Services Purchasing Managers Index (PMI), which tracks the strength of the U.S. manufacturing and services sectors. Next week, the Personal Consumption Expenditures – Price Index (PCE), the Fed's preferred inflation gauge, will be released.

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EXPECTED MARKET TIME

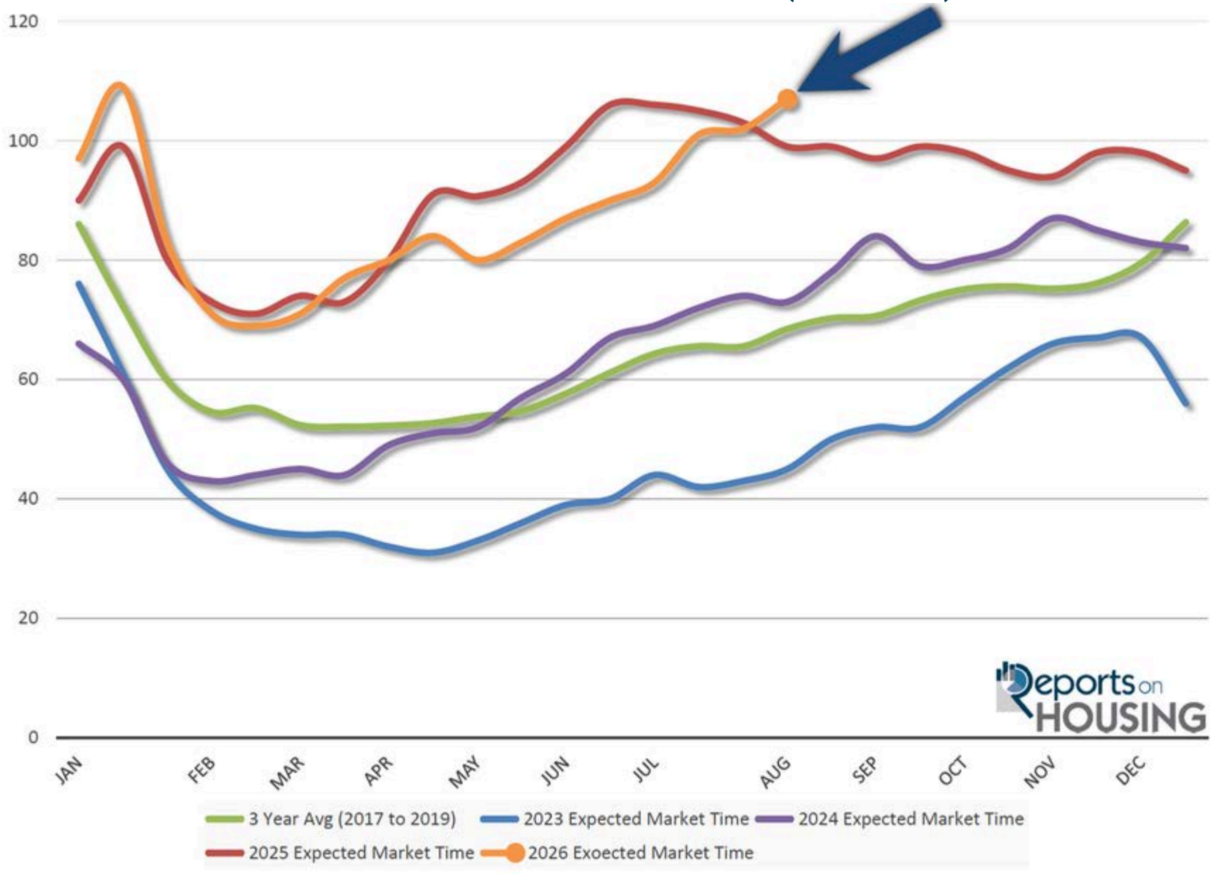
THE EXPECTED MARKET TIME ROSE BY FIVE DAYS OVER THE PAST COUPLE OF WEEKS.

With the supply of available homes rising by 67 homes, **up 1%**, and demand falling by 65 pending sales, **down 4%**, the Expected Market Time (the number of days it takes to sell all San Diego County listings at the current buying pace) increased from 102 to 107 days in the past couple of weeks.

Last year, it was 99 days, slightly faster than today. The 3-year average before COVID (2017 to 2019) was 68 days, considerably faster than today.

The Expected Market Time for condominiums and townhomes increased from 122 to 127 days in the past two weeks. It was 119 days last year. For detached homes, the Expected Market Time increased from 96 to 101 days. It was 89 days a year ago. The detached-home market remains significantly faster than the attached-home market.

SAN DIEGO COUNTY
EXPECTED MARKET TIME YEAR-OVER-YEAR (IN DAYS)



SAN DIEGO COUNTY LUXURY END BREAKDOWN

LUXURY END

THE LUXURY MARKET IMPROVED OVER THE PAST COUPLE OF WEEKS.

In the past couple of weeks, the luxury home inventory priced above $2 million (the top 10% of the San Diego County housing market) decreased by 25 homes, from 903 to 878 (-3%). Luxury demand rose by three pending sales to 183 (+2%). With supply falling and demand rising, the Expected Market Time for luxury homes priced above $2 million declined from 151 to 144 days. The luxury market is stronger than it was at this time last year.

Year over year, the active luxury inventory is down by 198 homes (-18%), and luxury demand is down by 14 pending sales (-7%). Last year's Expected Market Time was 164 days, slower than today.

In the past two weeks, the Expected Market Time for homes priced between $2 million and $4 million increased from 115 to 117 days. For homes priced between $4 million and $6 million, the Expected Market Time decreased from 218 to 174 days. For homes priced above $6 million, the Expected Market Time decreased from 422 to 309 days. Luxury is at 144 days overall. At 144 days, a seller would be looking to place their home in escrow around **January 2027**.

SAN DIEGO COUNTY MARKET BREAKDOWN

PRICE RANGES & MARKET SPEED	MARKET TIME	% OF CURRENT INVENTORY	% OF CURRENT DEMAND	LAST YEAR
$0 - $750k	127 Days	39%	32%	100 Days
$750k - $1m	87 Days	21%	26%	78 Days
$1m - $1.25m	89 Days	11%	13%	95 Days
$1.25m - $1.5m	90 Days	8%	9%	88 Days
$1.5m - $2m	86 Days	7%	9%	102 Days
$2m - $4m	117 Days	9%	8%	131 Days
$4M - $6M	174 Days	3%	2%	215 Days
$6m +	309 Days	3%	1%	620 Days

SAN DIEGO COUNTY HOUSING SUMMARY

AUGUST 18, 2026 - AI PRICING INACCURACIES

- **INVENTORY:** The active listing inventory in the past couple of weeks increased by 67 homes, up 1%, and now stands at 5,981. Last year, there were 6,274 homes on the market, 293 additional homes (+5%). The 3-year average before COVID (2017 to 2019) was 7,183, which is 20% higher. From January through July, 28% fewer homes came on the market compared to the 3-year average before COVID (2017-2019), 9,311 less. Additionally, 1,247 fewer sellers came to market this year than last year, but 2,648 more than in 2024 and 6,631 more than in 2023.

- **DEMAND:** Buyer demand, the number of pending sales over the prior month, decreased by 65 in the past two weeks, and now stands at 1,682 (-4%). Last year, there were 1,905 pending sales, **up 13%**. The 3-year average before COVID (2017 to 2019) was 3,174, which is 89% higher than today.

- **MARKET TIME:** With the inventory rising and demand falling, the Expected Market Time, the number of days to sell all San Diego County listings at the current buying pace, increased from 102 to 107 days in the past couple of weeks. Last year, it was 99 days, slightly faster than today. The 3-year average before COVID (2017-2019) was 68 days, considerably faster than today.

- **LUXURY:** In the past two weeks, the Expected Market Time for homes priced between \$2 million and \$4 million increased from 115 to 117 days. For homes priced between \$4 million and \$6 million, the Expected Market Time decreased from 218 to 174 days. For homes priced above \$6 million, the Expected Market Time decreased from 422 to 309 days.

- **DISTRESSED HOMES:** Short sales and foreclosures combined comprised only 1.5% of all listings and 1.0% of demand. 22 foreclosures and 65 short sales are available today in San Diego County, bringing the total of distressed homes on the active market to 87, up five from two weeks ago. Last year, 41 distressed homes were on the market, less than today.

- **CLOSED SALES:** There were 2,227 closed residential resales in July, up 8% compared to July 2025's 2,058 sales, and nearly unchanged from June 2026. The sales-to-list price ratio in San Diego County was 100.0%. Foreclosures accounted for 0.1% of all closed sales, and short sales accounted for 0.3%. That means that 99.6% of all sales were sellers with equity.

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Your Local Real Estate Snapshot

SAN DIEGO COUNTY MARKET TIME REPORT

AUGUST 18, 2026 - AI PRICING INACCURACIES

SAN DIEGO COUNTY CITIES 8/13/2026	CURRENT ACTIVES	DEMAND (LAST 30 DAYS PENDING)	MARKET TIME (IN DAYS)	MARKET TIME 2-WEEKS AGO	MARKET TIME 4-WEEKS AGO	MARKET TIME 1-YEAR AGO	MARKET TIME 2-YEARS AGO	MEDIAN ACTIVE LIST PRICE
Alpine	57	13	132	120	90	98	97	$1000k
Bonita	24	12	60	75	87	60	63	$1.2m
Bonsall	33	6	165	300	300	300	55	$1.1m
Borrego Springs	41	3	410	252	323	150	480	$345k
Campo	14	3	140	98	98	60	105	$525k
Cardiff by the Sea	12	7	51	55	105	126	69	$2.3m
Carlsbad	210	93	68	67	68	110	79	$1.2m
Carmel Valley	78	32	73	82	77	96	94	$1.1m
Chula Vista	297	116	77	76	75	70	47	$768k
City Heights	51	14	109	141	120	87	58	$660k
Clairemont	66	32	62	55	50	100	52	$895k
Coronado	115	25	138	167	225	171	132	$3.1m
Del Cerro	65	17	115	78	60	48	55	$840k
Del Mar	47	13	108	86	570	98	75	$4.5m
Downtown	363	35	311	245	275	209	158	$718k
El Cajon	231	61	114	90	98	100	51	$746k
Encanto	55	21	79	114	170	68	39	$749k
Encinitas	114	33	104	95	114	91	93	$1.9m
Escondido	316	105	90	84	86	100	84	$900k
Fallbrook	178	48	111	121	104	127	96	$1.1m
Imperial Beach	93	8	349	256	349	144	167	$949k
Jamul	28	3	280	98	203	108	90	$1.1m
Julian	44	4	330	440	201	188	185	$699k
La Jolla	179	32	168	186	143	178	116	$3.0m
La Mesa	132	38	104	80	111	64	75	$970k
Lakeside	79	20	119	156	99	84	60	$820k
Lemon Grove	27	10	81	81	116	201	60	$735k
Linda Vista	56	17	99	114	82	87	59	$722k
Mira Mesa	69	23	90	55	64	106	61	$899k
Mission Hills/Hillcrest	129	22	176	197	160	105	100	$1.1m
Mission Valley	115	24	144	140	172	174	101	$575k
National City	34	8	128	100	80	72	63	$747k
Normal Heights	51	17	90	83	94	90	43	$999k
North Park	67	20	101	146	104	118	122	$648k
Ocean Beach	40	10	120	150	180	115	90	$1.3m
Oceanside	312	129	73	75	63	94	65	$800k
Old Town SD	59	18	98	128	115	80	53	$699k
Otay Mesa	80	26	92	55	58	56	46	$653k
Pacific/Mission Beach	105	26	121	100	110	121	76	$1.7m
Paradise Hills	42	11	115	98	56	83	56	$717k
Pauma Valley	19	1	570	Infinite	330	330	150	$969k
Pine Valley	10	1	300	Infinite	80	120	54	$810k
Point Loma	48	14	103	125	118	95	94	$1.8m
Poway	86	19	136	115	85	143	60	$1.3m
Ramona	106	25	127	132	128	96	85	$875k
Rancho Bernardo	155	48	97	122	99	99	52	$797k
Rancho Peñasquitos	72	22	98	76	70	79	42	$1.1m
Rancho Santa Fe	105	13	242	303	252	218	208	$7.5m
San Carlos	47	18	78	56	73	68	47	$659k
San Diego	2,278	600	114	105	105	96	71	$799k
San Marcos	161	67	72	78	89	80	60	$850k

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SAN DIEGO COUNTY MARKET TIME REPORT

AUGUST 18, 2026 - AI PRICING INACCURACIES

SAN DIEGO COUNTY CITIES 8/13/2026	CURRENT ACTIVES	DEMAND (LAST 30 DAYS PENDING)	MARKET TIME (IN DAYS)	MARKET TIME 2-WEEKS AGO	MARKET TIME 4-WEEKS AGO	MARKET TIME 1-YEAR AGO	MARKET TIME 2-YEARS AGO	MEDIAN ACTIVE LIST PRICE
San Ysidro	15	1	450	450	390	75	35	$425k
Santaluz	102	25	122	94	102	116	58	$1.4m
Santee	93	36	78	69	52	70	58	$720k
Scripps Ranch	64	19	101	155	141	64	59	$952k
Solana Beach	40	12	100	132	160	68	84	$2.3m
Spring Valley	91	26	105	83	93	87	46	$720k
Tierrasanta	17	16	32	26	55	85	36	$949k
University City	98	14	210	104	112	95	74	$709k
Valley Center	68	15	136	91	83	138	87	$1.1m
Vista	154	56	83	74	89	69	61	$925k
All of S.D.	5,981	1,682	107	102	101	99	73	$889k

SAN DIEGO COUNTY
PRICE RANGES REPORT

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SAN DIEGO COUNTY PRICE RANGE REPORT

AUGUST 18, 2026 - AI PRICING INACCURACIES

SAN DIEGO COUNTY ATTACHED HOMES 8/13/2026	CURRENT ACTIVES	DEMAND (LAST 30 DAYS PENDING)	MARKET TIME (IN DAYS)	MARKET TIME 2-WEEKS AGO	MARKET TIME 4-WEEKS AGO	MARKET TIME 1-YEAR AGO	MARKET TIME 2-YEARS AGO	MEDIAN ACTIVE LIST PRICE
All of S.D.	1,585	373	127	122	122	119	79	$675k
S.D. $0-$500k	391	69	170	162	140	114	81	$425k
S.D. $500k-$750k	622	154	121	108	107	115	71	$645k
S.D. $750k-$1m	276	81	102	98	118	113	65	$850k
S.D. $1m-$2m	248	61	122	139	139	116	104	$1.3m
S.D. $2m+	48	8	180	162	145	249	158	$2.6m

SAN DIEGO COUNTY DETACHED HOMES 8/13/2026	CURRENT ACTIVES	DEMAND (LAST 30 DAYS PENDING)	MARKET TIME (IN DAYS)	MARKET TIME 2-WEEKS AGO	MARKET TIME 4-WEEKS AGO	MARKET TIME 1-YEAR AGO	MARKET TIME 2-YEARS AGO	MEDIAN ACTIVE LIST PRICE
All of S.D.	4,396	1,309	101	96	95	89	70	$995k
S.D. $0-$500k	521	104	150	126	131	137	117	$400k
S.D. $500k-$750k	782	219	107	108	102	57	41	$649k
S.D. $750k-$1m	967	349	83	81	73	68	51	$880k
S.D. $1m-$1.25m	558	201	83	74	84	88	64	$1.1m
S.D. $1.25m-$1.5m	385	127	91	84	78	86	67	$1.4m
S.D. $1.5m-$2m	353	134	79	72	81	98	91	$1.8m
S.D. $2m-$4m	493	130	114	113	112	119	97	$2.8m
S.D. $4m-$6m	233	41	170	229	303	204	224	$5.3m
S.D. $6m+	104	4	780	624	433	603	409	$12.5m

SAN DIEGO COUNTY ALL HOMES 8/13/2026	CURRENT ACTIVES	DEMAND (LAST 30 DAYS PENDING)	MARKET TIME (IN DAYS)	MARKET TIME 2-WEEKS AGO	MARKET TIME 4-WEEKS AGO	MARKET TIME 1-YEAR AGO	MARKET TIME 2-YEARS AGO	MEDIAN ACTIVE LIST PRICE
All of S.D.	5,981	1,682	107	102	101	99	73	$889k
S.D. $0-$500k	912	173	158	139	135	119	88	$410k
S.D. $500k-$750k	1,404	373	113	108	104	91	58	$649k
S.D. $750k-$1m	1,243	430	87	84	81	78	55	$875k
S.D. $1m-$1.25m	664	223	89	80	90	95	70	$1.1m
S.D. $1.25m-$1.5m	450	150	90	89	84	88	72	$1.4m
S.D. $1.5m-$2m	430	150	86	79	86	102	99	$1.7m
S.D. $2m-$4m	535	137	117	115	113	131	102	$2.7m
S.D. $4m-$6m	168	29	174	218	293	215	246	$4.9m
S.D. $6m+	175	17	309	422	408	620	420	$9.0m

*Data tabulated from CRMLS. This data may not reflect all real estate activity in the market. Due to Range Price listings, "All Homes," "Attached" and "Detached" totals do not add up and are slightly off.

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SAN DIEGO COUNTY SOLD REPORT

AUGUST 18, 2026 - AI PRICING INACCURACIES

SAN DIEGO COUNTY CITIES	UNITS SOLD JULY 2026	MEDIAN SALES PRICE	MEDIAN LIST PRICE	SALES TO LIST PRICE RATIO	LOW PRICE	HIGH PRICE	MEDIAN SQ FT.	MEDIAN $ PER SQ FT.	MEDIAN DOM	UNITS SOLD JULY 2025
Alpine	9	$1,175,000	$1,199,000	100.0%	$775,000	$1,655,000	2,224	$528	22	19
Bonita	12	$1,203,000	$1,187,000	100.0%	$609,500	$1,700,000	2,428	$495	12	12
Bonsall	7	$1,323,000	$1,350,000	98.0%	$495,100	$2,395,000	2,842	$466	39	11
Borrego Springs	5	$372,000	$375,000	100.0%	$185,000	$605,000	1,744	$213	29	7
Campo	0	-	-	-	-	-	-	-	-	1
Cardiff by the Sea	11	$2,828,000	$2,828,800	100.0%	$1,285,000	$3,606,000	1,932	$1,464	13	10
Carlsbad	132	$1,562,000	$1,570,000	99.6%	$445,000	$13,750,000	1,847	$846	24	102
Carmel Valley	48	$2,116,000	$1,974,500	100.0%	$599,000	$4,550,000	2,157	$981	12	35
Chula Vista	149	$850,000	$850,000	100.0%	$170,000	$4,200,000	1,791	$475	18	106
City Heights	15	$740,000	$749,000	100.0%	$320,000	$1,240,000	1,000	$740	29	10
Clairemont	36	$1,150,000	$1,175,000	100.0%	$320,000	$2,025,000	1,375	$836	10	29
Coronado	22	$2,777,500	$3,075,000	98.5%	$1,270,000	$7,500,000	1,692	$1,642	27	25
Del Cerro	25	$1,100,000	$1,099,999	99.5%	$419,000	$2,200,000	1,760	$625	14	27
Del Mar	16	$2,782,450	$2,792,450	100.0%	$1,295,000	$11,100,000	1,846	$1,508	22	6
Downtown	48	$755,000	$785,000	98.4%	$217,500	$2,599,000	1,034	$731	44	48
El Cajon	95	$779,000	$779,000	100.0%	$140,000	$2,191,000	1,448	$538	13	99
Encanto	14	$782,500	$766,950	102.0%	$590,000	$890,000	1,351	$579	11	29
Encinitas	41	$1,950,000	$1,840,000	100.0%	$665,000	$5,910,000	1,830	$1,066	13	38
Escondido	128	$877,500	$877,000	100.0%	$223,500	$2,600,000	1,891	$464	25	119
Fallbrook	59	$920,000	$918,362	100.0%	$375,000	$1,682,700	2,110	$436	45	45
Imperial Beach	12	$742,000	$767,000	96.9%	$310,000	$1,000,000	1,228	$604	46	16
Jamul	4	$1,062,500	$1,075,000	100.0%	$695,000	$3,000,000	2,418	$440	10	8
Julian	9	$625,000	$625,000	100.0%	$462,000	$995,000	1,347	$464	55	9
La Jolla	46	$2,495,335	$2,498,000	96.7%	$550,000	$8,687,250	1,945	$1,283	26	54
La Mesa	60	$922,500	$930,000	100.1%	$330,000	$2,022,222	1,621	$569	16	56
Lakeside	27	$775,000	$775,000	100.0%	$175,000	$2,025,000	1,400	$554	19	34
Lemon Grove	10	$767,000	$767,000	100.4%	$499,000	$880,000	1,344	$571	10	13
Linda Vista	25	$900,000	$880,000	100.0%	$478,000	$1,264,000	1,221	$737	14	28
Mira Mesa	47	$969,000	$929,900	100.0%	$315,000	$1,850,000	1,405	$690	23	38
Mission Hills/Hillcrest	41	$1,100,000	$1,100,000	100.0%	$500,000	$4,995,000	1,330	$827	13	31
Mission Valley	26	$584,500	$587,500	98.3%	$309,000	$1,495,000	1,096	$534	39	31
National City	9	$700,000	$715,000	101.2%	$209,000	$910,000	1,088	$643	11	9
Normal Heights	17	$1,250,000	$1,295,000	100.0%	$275,000	$2,745,000	1,218	$1,026	8	22
North Park	37	$860,000	$875,000	100.0%	$279,000	$2,330,888	1,032	$833	14	27
Ocean Beach	8	$1,350,000	$1,324,500	99.5%	$940,000	$3,100,000	1,333	$1,013	13	19
Oceanside	172	$886,250	$898,250	100.0%	$310,000	$4,675,000	1,566	$566	19	156
Old Town SD	21	$635,000	$650,000	98.7%	$326,000	$1,650,000	1,058	$600	21	25
Otay Mesa	41	$730,000	$730,000	101.1%	$110,000	$1,009,999	1,586	$460	28	28
Pacific/Mission Beach	34	$1,479,250	$1,562,000	98.0%	$350,000	$3,549,000	1,221	$1,212	31	25
Paradise Hills	19	$800,500	$774,999	100.2%	$325,000	$975,000	1,459	$549	18	11
Pauma Valley	3	$745,000	$745,000	100.0%	$500,000	$1,150,000	2,373	$314	118	3
Pine Valley	4	$680,000	$687,000	98.4%	$261,000	$1,000,000	1,234	$551	36	2
Point Loma	14	$1,610,000	$1,614,500	98.6%	$815,000	$3,289,810	1,551	$1,038	16	13
Poway	41	$1,310,000	$1,250,000	99.7%	$435,000	$3,425,000	2,000	$655	20	29
Ramona	29	$825,000	$825,000	100.0%	$445,000	$1,950,000	2,118	$390	14	28
Rancho Bernardo	65	$1,000,000	$1,025,000	99.6%	$395,000	$2,899,000	1,606	$623	19	47
Rancho Penasquitos	36	$1,329,750	$1,354,500	99.6%	$370,000	$2,230,000	1,969	$675	21	30
Rancho Santa Fe	24	$4,955,000	$5,195,000	98.3%	$1,699,000	$11,750,000	4,971	$997	28	19
San Carlos	28	$980,000	$982,000	100.0%	$420,000	$1,450,000	1,543	$635	21	18
San Diego	799	$940,000	$949,000	100.0%	$110,000	$6,160,000	1,441	$652	19	751
San Marcos	82	$839,450	$849,450	100.0%	$360,000	$3,450,000	1,705	$492	21	84
San Ysidro	0	-	-	-	-	-	-	-	-	3
Santaluz	33	$1,455,000	$1,475,000	99.5%	$315,000	$6,160,000	2,415	$602	13	0
Santee	44	$781,500	$777,500	100.0%	$410,000	$1,590,000	1,377	$568	17	45
Scripps Ranch	18	$1,429,750	$1,455,000	98.8%	$520,000	$3,150,000	1,737	$823	16	26
Solana Beach	16	$1,825,000	$1,887,500	98.1%	$1,410,000	$7,050,000	1,587	$1,150	19	10

SAN DIEGO COUNTY SOLD REPORT

AUGUST 18, 2026 - AI PRICING INACCURACIES

SAN DIEGO COUNTY CITIES	UNITS SOLD JULY 2026	MEDIAN SALES PRICE	MEDIAN LIST PRICE	SALES TO LIST PRICE RATIO	LOW PRICE	HIGH PRICE	MEDIAN SQ FT.	MEDIAN $ PER SQ FT.	MEDIAN DOM	UNITS SOLD JULY 2025
Spring Valley	35	$745,000	$739,999	100.0%	$324,000	$1,013,000	1,368	$545	22	40
Tierrasanta	13	$725,000	$699,990	99.1%	$510,000	$1,960,000	1,442	$503	31	15
University City	22	$1,325,000	$1,449,500	99.1%	$480,000	$2,030,000	1,615	$820	15	26
Valley Center	25	$1,025,000	$1,050,000	100.0%	$600,000	$1,700,000	2,164	$474	35	14
Vista	65	$860,000	$850,000	100.0%	$390,000	$2,500,000	1,752	$491	19	55
All of S.D.	2,227	$927,500	$929,000	100.0%	$110,000	$13,750,000	1,606	$578	20	2,058
$0-$500k	221	$412,050	$418,000	100.0%	$110,000	$500,000	866	$476	33	196
$500k-$750k	451	$645,000	$649,000	100.0%	$500,572	$750,000	1,209	$533	21	469
$750k-$1m	589	$860,000	$865,000	100.0%	$751,000	$1,000,000	1,561	$551	18	529
$1m-$1.25m	302	$1,138,000	$1,149,000	100.0%	$1,005,000	$1,250,000	2,003	$568	22	269
$1.25m-$1.5m	201	$1,365,000	$1,375,000	100.0%	$1,257,500	$1,500,000	2,047	$667	14	198
$1.5m-$2m	207	$1,700,000	$1,725,000	99.5%	$1,507,500	$2,000,000	2,242	$758	17	208
$2m-$4m	210	$2,594,450	$2,597,000	99.3%	$2,010,000	$3,995,000	2,743	$946	18	141
$4m-$6m	33	$4,500,000	$4,499,500	98.9%	$4,015,000	$6,000,000	4,234	$1,063	20	30
$6m+	14	$8,343,125	$8,487,000	97.9%	$6,160,000	$13,750,000	6,462	$1,291	43	18

SAN DIEGO COUNTY HYPERLINKS (SHARABLE AND NON-SHAREABLE)