Reports on HOUSING
Your Local Real Estate Snapshot

THE SAN DIEGO COUNTY HOUSING REPORT

AUGUST 4, 2026 - WRITTEN BY STEVEN THOMAS

THE CONDO CONUNDRUM

THE ATTACHED HOME MARKET, CONDOMINIUMS AND TOWNHOMES, IS SUBSTANTIALLY SLOWER THAN THE DETACHED HOME MARKET, WHICH IS PUSHING PRICES LOWER.

CONDOS TAKE LONGER TO SELL

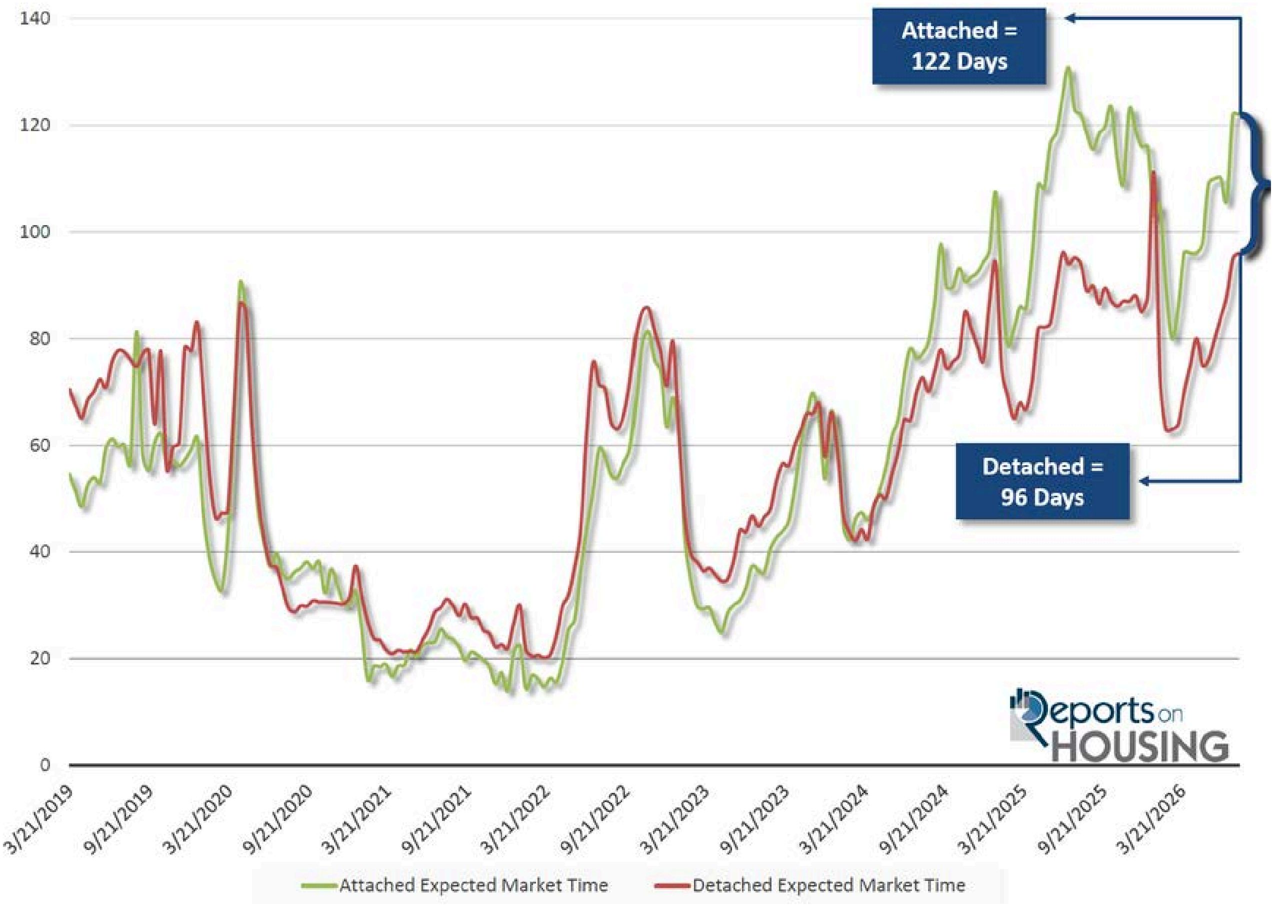
THE MARKET TIME FOR ATTACHED HOMES IS 122 DAYS, COMPARED TO 96 DAYS FOR DETACHED HOMES.

Budget-conscious families, individuals, and young adults often looked to the “$1 menu” at fast food restaurants for a quick, inexpensive meal. A family could eat out with many affordable options to choose from. It felt like they were catching a break without breaking the bank. Fast forward to today, and the $1 menu has been replaced with the “value menu.” This value menu includes meal deals and items under $3. Families looking for an affordable meal option are no longer catching the break that they once enjoyed. A family of four can expect to pay around $25 today for a fast-food “deal,” making it much harder to eat out on a strict budget.

Condominiums and townhomes used to be the affordable option for buyers hoping to break into the housing market. They offered a lower-cost alternative to detached homes and served as a “stepping stone” to homeownership. In addition to a more attainable purchase price, many condominium associations included amenities such as pools, spas, fitness centers, outdoor barbecues, and community clubhouses. Like the “$1 menu” being replaced with the much higher-priced “value menu,” the cost to purchase condominiums and townhomes has climbed dramatically. For many families, what was once an accessible path to homeownership is no longer the financial break it used to be.

According to Zillow’s Home Value Index, the median detached home is $1,009,454 as of June. For attached homes, it is $630,171, a much more affordable option. Yet, the San Diego County median monthly Homeowners Association (HOA) dues for all attached sales in June were $435. For detached homes, it was $0.

SAN DIEGO COUNTY
ATTACHED VS. DETACHED EXPECTED MARKET TIME OVER TIME

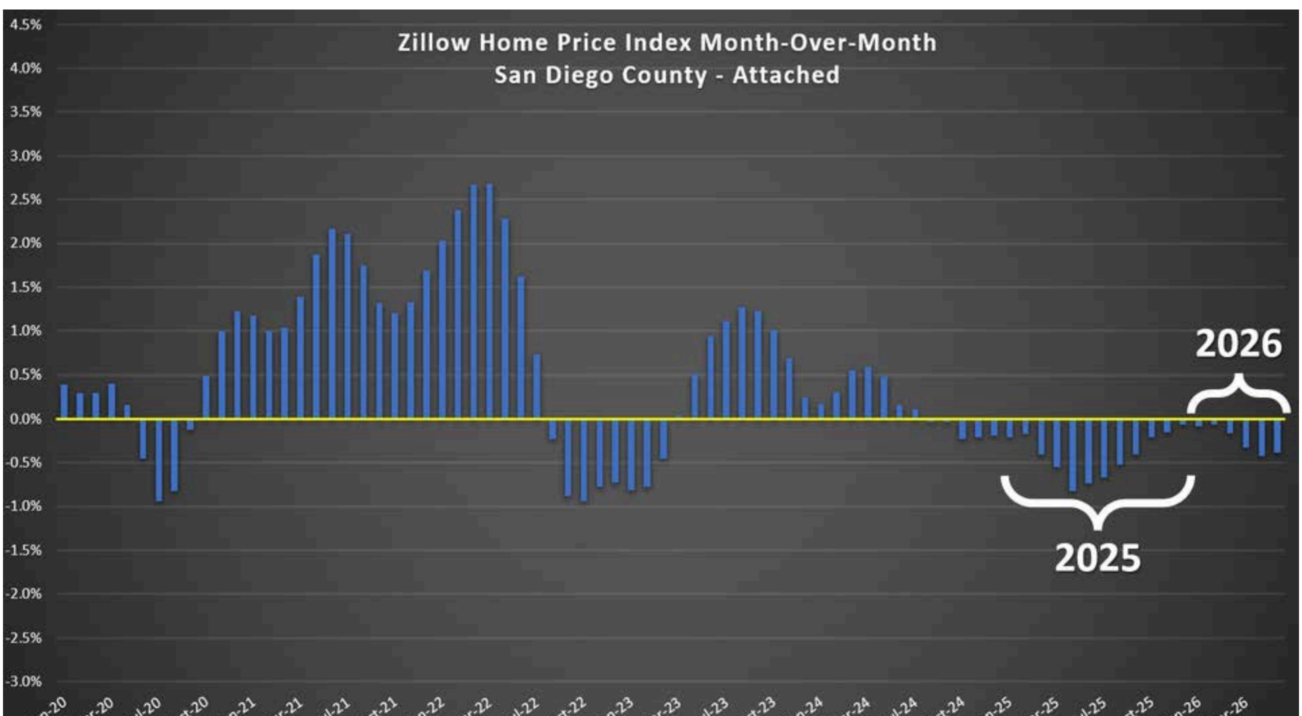


Many condominium associations do not have sufficient reserves. These reserves are the association's savings for major future repairs, maintenance, and replacements. And, starting in January 2027, Freddie Mac and Fannie Mae, who handle 70% of all conventional loans, are increasing their reserve requirements from 10% to 15% of the association's annual budgeted assessment income. To make up the difference, associations will need to either increase monthly HOA dues or issue special assessments. In addition, higher maintenance costs, soaring insurance premiums, and stricter safety legislation have all impacted monthly dues.

As a result of higher costs, attached homes are taking much longer to sell compared to detached homes. The attached home inventory is down 38% compared to last year, from 2,500 to 1,539, while demand (a snapshot of the number of new pending sales over the prior month) is down 38%, from 615 to 380 pending sales. The Expected Market Time (the number of days it takes to sell all San Diego County listings at the current buying pace) is 122 days for attached homes, compared to 122 days a year ago.

The detached home inventory is up 13% compared to last year, from 3,865 to 4,375, while demand is up 11%, from 1,234 to 1,367. The Expected Market Time is 96 days, compared to 94 days a year ago. The 122-day attached home market is considerably slower than the 96-day detached home market. It is taking 26 days longer, nearly an additional month, to sell condominiums versus detached houses. The gap has increased strikingly over the past couple of years.

With longer market times, negotiations for attached properties are leaning towards buyers, resulting in declining values since July 2024, dropping from $676,440 to $630,171 (-6.8%). At the same time, detached home values only decreased from $1,031,921 to $1,009,454 (-2.2%). Year over year, attached homes are down 3.4%, a $22,316 decrease. Detached homes are down 0.6% from last year, a $5,981 decrease.



As the entry point for many first-time buyers, higher rates are now having a larger impact on attached buyer demand due to rate sensitivity. Mortgage rates are 6.75% today compared to 6% at the end of February. Rates had been below 6.5% from September 3rd of last year through the first few weeks of March, which boosted demand and increased affordability. With the threat of inflation due to the Iran conflict, mortgage rates popped above 6.5% in

March and, as of last week, reached their highest level since July 2025. Last year, rates were at 6.58% and dropping at the start of August.

Additionally, as of August 3rd, Fannie Mae and Freddie Mac have officially eliminated their streamlined "Limited Review" and "Streamlined Review" processes for established condominium projects. That means that lenders now have to adopt a new process by conducting a more comprehensive review of HOA budgets, reserve funds, building maintenance history, insurance coverage, and delinquency rates. This may result in longer closing timelines and stricter eligibility for condominium complexes.

The “condo conundrum” is that the housing market’s traditional entry point, a stepping stone to homeownership, is becoming increasingly difficult to afford and finance. They remain considerably less expensive than detached homes, but rising HOA dues, underfunded reserves, special assessments, insurance costs, stricter lending requirements, and elevated mortgage rates are eroding that affordability advantage. Buyers are responding with greater caution, causing attached homes to take longer to sell and their values to underperform detached homes.

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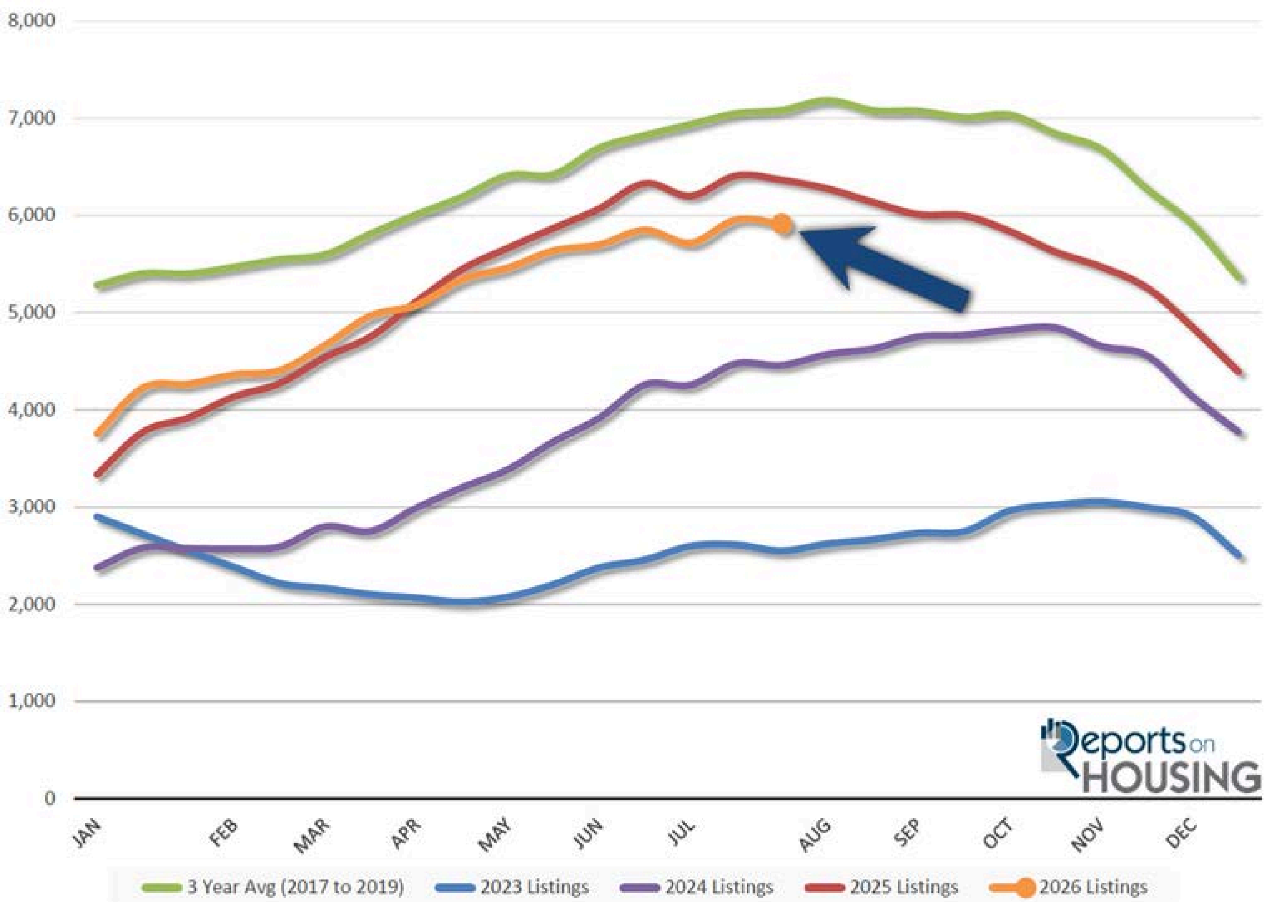
ACTIVE LISTINGS

THE INVENTORY DECREASED BY 42 HOMES IN THE PAST COUPLE OF WEEKS.

The active listing inventory decreased by 42 homes over the past two weeks, down 1%, to 5,914. It looks as if the inventory is closely following last year's trajectory. If that is the case, the mid-July reading could be the 2026 peak. From here it depends on a combination of the number of homeowners coming to market, any changes in demand, and the number of sellers who pull their homes off the market due to lack of success. It is advisable to watch

SAN DIEGO COUNTY
ACTIVE LISTING INVENTORY YEAR-OVER-YEAR



the inventory readings carefully from here. If a peak is reached sooner, rather than later, the San Diego County housing market will stop slowing weekly.

Last year, the inventory was at 6,365 homes, **8% more than today, with 451 additional homes**. The 3-year average before COVID (2017 through 2019) was 7,083, an additional 1,169 homes, or 20% more.

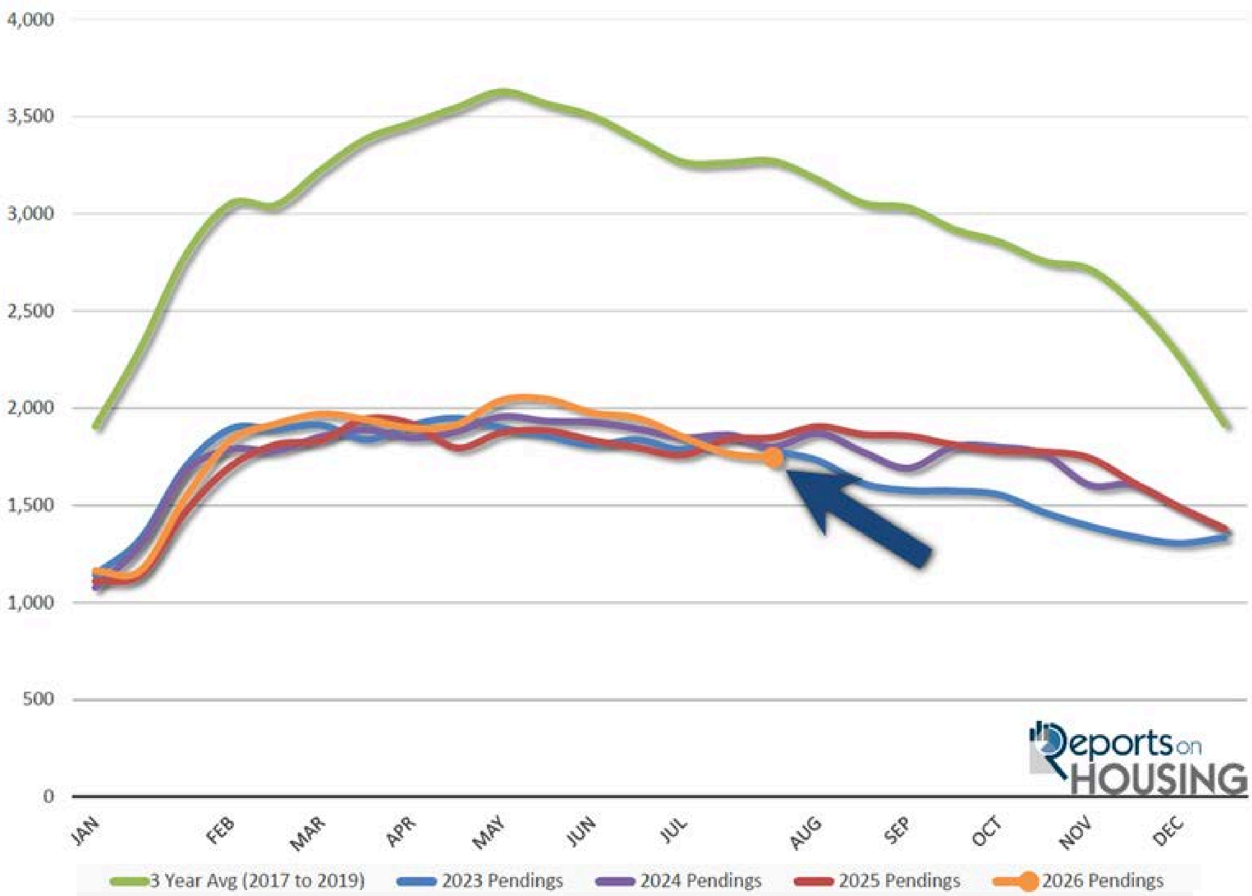
Homeowners continue to “hunker down” in their homes, unwilling to move because of their current, underlying, locked-in, low fixed-rate mortgage. This trend has been easing from the lows established in 2023. Through July, 24,175 homes were placed on the market in San Diego County, 9,311 fewer than the 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.

DEMAND

DEMAND DECREASED BY 1% IN THE PAST COUPLE OF WEEKS.

Demand, a snapshot of the number of new pending sales over the prior month, decreased from 1,768 to 1,747 in the past couple of weeks, down 21 pending sales, or 1%. It is the lowest end-of-July reading since tracking began in 2012. Demand could slightly increase over the next couple of weeks, as buyers take advantage of the last hurrah of summer before the kids go back to school, and housing transitions to the Autumn Market when demand slowly declines.

SAN DIEGO COUNTY
DEMAND YEAR-OVER-YEAR



Last year, demand was 1,849, with **102 additional pending sales (+6%)**. The 3-year average before COVID (2017 to 2019) was 3,271 pending sales, **87% more than today, or an additional 1,524**.

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 is jobs week, which includes the number of job openings, wages, and the number of jobs created or lost, one of the month's most important economic data points. Next week, the Consumer Price Index (CPI) will be released, a key indicator of inflation, along with retail sales.

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EXPECTED MARKET TIME

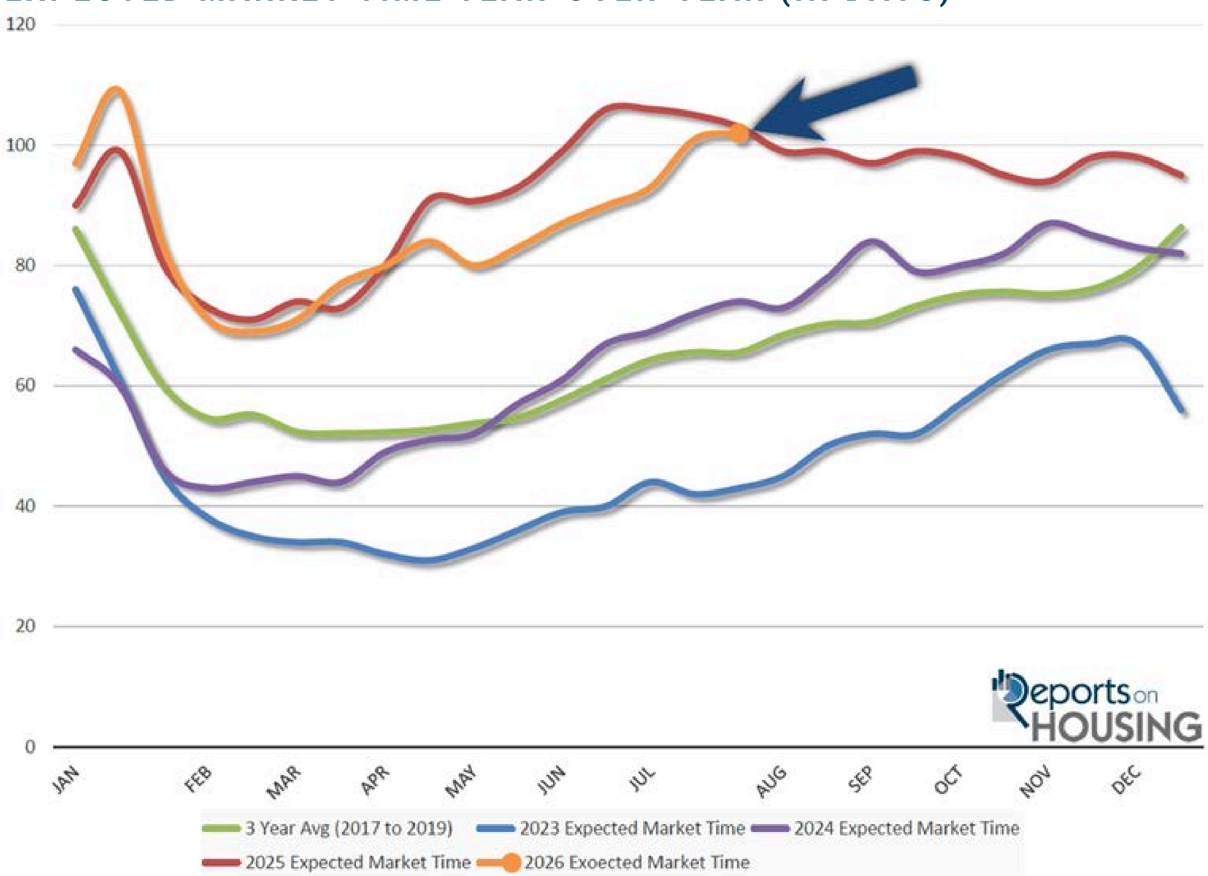
THE EXPECTED MARKET TIME DID NOT CHANGE MUCH OVER THE PAST COUPLE OF WEEKS.

With the supply of available homes falling by 42 homes, **down 1%**, and demand falling by 21 pending sales, **down 1%**, the Expected Market Time (the number of days it takes to sell all San Diego County listings at the current buying pace) increased from 101 to 102 days in the past couple of weeks.

Last year, it was 103 days, nearly identical to today. The 3-year average before COVID (2017 to 2019) was 66 days, considerably faster than today.

The Expected Market Time for condominiums and townhomes remained at 122 days in the past two weeks. It was 122 days last year. For detached homes, the Expected Market Time increased from 95 to 96 days. It was 94 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)



LUXURY END

THE LUXURY MARKET DID NOT CHANGE MUCH OVER THE PAST FEW 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 20 homes, from 923 to 903, a 2% decline. Luxury demand fell by two pending sales, down 1%, to 180. With supply falling slightly faster than demand, the Expected Market Time for luxury homes priced above $2 million declined from 152 to 151 days. Expect the luxury market to remain sluggish for the remainder of the year.

Year over year, the active luxury inventory is down by 192 homes (-18%), and luxury demand is down by 31 pending sales (-15%). Last year's Expected Market Time was 156 days, similar to today.

In the past two weeks, the Expected Market Time for homes priced between $2 million and $4 million increased from 113 to 115 days. For homes priced between $4 million and $6 million, the Expected Market Time decreased from 293 to 218 days. For homes priced above $6 million, the Expected Market Time increased from 408 to 422 days. Luxury is at 151 days overall. At 151 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	119 Days	38%	32%	98 Days
$750k - $1m	84 Days	21%	25%	83 Days
$1m - $1.25m	80 Days	11%	14%	100 Days
$1.25m - $1.5m	89 Days	8%	9%	104 Days
$1.5m - $2m	79 Days	7%	10%	125 Days
$2m - $4m	115 Days	9%	8%	128 Days
$4M - $6M	218 Days	3%	1%	197 Days
$6m +	422 Days	3%	1%	438 Days

SAN DIEGO COUNTY HOUSING SUMMARY

AUGUST 4, 2026 - THE CONDO CONUNDRUM

- **INVENTORY:** The active listing inventory over the past couple of weeks decreased by 42 homes, or 1%, and now stands at 5,914. The inventory may have peaked two weeks ago. Last year, there were 6,365 homes on the market, 451 additional homes, or 8% more. The 3-year average before COVID (2017-2019) was 7,083, which is 20% higher. 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 from 1,768 to 1,747, down by 21 pending sales, or down 1%, its lowest level since late January. Last year, there were 1,849 pending sales, **6% more than today**. The 3-year average before COVID (2017-2019) was 3,271, which is 87% higher.

- **MARKET TIME:** With demand falling slightly faster than supply, the Expected Market Time, the number of days to sell all San Diego County listings at the current buying pace, rose from 101 to 102 days in the past couple of weeks. Last year, it was 103 days, similar to today. The 3-year average before COVID (2017-2019) was 66 days, which is faster than today.

- **LUXURY:** In the past two weeks, the Expected Market Time for homes priced between $2 million and $4 million increased from 113 to 115 days. For homes priced between $4 million and $6 million, the Expected Market Time decreased from 293 to 218 days. For homes priced above $6 million, the Expected Market Time increased from 408 to 422 days.

- **DISTRESSED HOMES:** Short sales and foreclosures combined comprised only 1.4% of all listings and 1.4% of demand. Only 27 foreclosures and 55 short sales are available today in San Diego County, for a total of 82 distressed homes on the active market, up by four from two weeks ago. Last year, 35 distressed homes were on the market, fewer than today.

- **CLOSED SALES:** There were 2,276 closed residential resales in June, up 13% compared to June 2025's 2,009, and up 6% from May. The sales-to-list price ratio in San Diego County was 100.0%. Foreclosures accounted for 0.3% of all closed sales, and short sales accounted for 0.3% of all closed sales. That means 99.4% of all sales were made by sellers with equity.

SAN DIEGO COUNTY MARKET TIME REPORT

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SAN DIEGO COUNTY CITIES 7/30/2026	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	56	14	120	90	140	153	104	$1.1m
Bonita	25	10	75	87	84	80	70	$1.2m
Bonsall	30	3	300	300	240	210	90	$1.2m
Borrego Springs	42	5	252	323	690	97	465	$347k
Campo	13	4	98	98	130	75	72	$499k
Cardiff by the Sea	11	6	55	105	120	86	180	$2.4m
Carlsbad	220	99	67	68	64	125	71	$1.2m
Carmel Valley	74	27	82	77	63	102	74	$1.3m
Chula Vista	288	113	76	75	64	81	50	$789k
City Heights	61	13	141	120	127	118	46	$650k
Clairemont	68	37	55	50	50	103	43	$897k
Coronado	117	21	167	225	255	138	134	$3.2m
Del Cerro	60	23	78	60	67	56	77	$868k
Del Mar	49	17	86	570	120	175	123	$4.8m
Downtown	351	43	245	275	370	317	178	$725k
El Cajon	223	74	90	98	88	77	56	$700k
Encanto	53	14	114	170	95	54	48	$750k
Encinitas	111	35	95	114	109	76	101	$2.2m
Escondido	314	112	84	86	84	126	71	$899k
Fallbrook	194	48	121	104	136	119	78	$1.1m
Imperial Beach	94	11	256	349	638	120	270	$950k
Jamul	26	8	98	203	188	114	86	$1.1m
Julian	44	3	440	201	143	240	400	$737k
La Jolla	180	29	186	143	132	156	141	$3.0m
La Mesa	120	45	80	111	67	67	50	$958k
Lakeside	73	14	156	99	56	78	63	$850k
Lemon Grove	27	10	81	116	77	100	94	$699k
Linda Vista	57	15	114	82	71	73	67	$725k
Mira Mesa	64	35	55	64	65	120	55	$937k
Mission Hills/Hillcrest	118	18	197	160	105	238	110	$1.1m
Mission Valley	117	25	140	172	160	189	116	$579k
National City	30	9	100	80	79	81	107	$762k
Normal Heights	47	17	83	94	82	94	66	$1.1m
North Park	73	15	146	104	77	90	69	$634k
Ocean Beach	40	8	150	180	85	123	78	$1.1m
Oceanside	312	125	75	63	68	100	67	$800k
Old Town SD	68	16	128	115	120	100	46	$771k
Otay Mesa	72	39	55	58	71	74	58	$662k
Pacific/Mission Beach	103	31	100	110	109	110	82	$1.7m
Paradise Hills	39	12	98	56	100	53	77	$745k
Pauma Valley	21	0	Infinite	330	135	690	180	$875k
Pine Valley	9	0	Infinite	80	150	113	90	$825k
Point Loma	50	12	125	118	90	77	99	$1.8m
Poway	84	22	115	85	68	156	55	$1.3m
Ramona	110	25	132	128	100	100	89	$875k
Rancho Bernardo	158	39	122	99	81	96	45	$830k
Rancho Peñasquitos	63	25	76	70	57	84	43	$1.1m
Rancho Santa Fe	111	11	303	252	180	315	203	$7.5m
San Carlos	45	24	56	73	94	55	71	$689k
San Diego	2,239	637	105	105	99	105	73	$799k
San Marcos	168	65	78	89	73	75	52	$834k

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SAN DIEGO COUNTY MARKET TIME REPORT

AUGUST 4, 2026 - THE CONDO CONUNDRUM

SAN DIEGO COUNTY CITIES 7/30/2026	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	390	Infinite	40	120	$425k
Santaluz	106	34	94	102	89	135	55	$1.4m
Santee	85	37	69	52	44	69	38	$757k
Scripps Ranch	67	13	155	141	105	64	83	$995k
Solana Beach	44	10	132	160	77	79	93	$2.5m
Spring Valley	75	27	83	93	59	69	50	$770k
Tierrasanta	17	20	26	55	53	128	24	$880k
University City	94	27	104	112	132	105	73	$709k
Valley Center	64	21	91	83	95	174	132	$1.0m
Vista	150	61	74	89	87	70	53	$945k
All of S.D.	5,914	1,747	102	101	93	103	74	$899k

SAN DIEGO COUNTY PRICE RANGES REPORT

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SAN DIEGO COUNTY PRICE RANGE REPORT

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SAN DIEGO COUNTY ATTACHED HOMES 7/30/2026	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.	1,539	380	122	122	106	122	77	$685k
S.D. $0-$500k	377	70	162	140	131	130	80	$425k
S.D. $500k-$750k	576	160	108	107	89	105	62	$643k
S.D. $750k-$1m	278	85	98	118	97	117	71	$850k
S.D. $1m-$2m	254	55	139	139	136	154	101	$1.3m
S.D. $2m+	54	10	162	145	118	180	181	$2.6m

SAN DIEGO COUNTY DETACHED HOMES 7/30/2026	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.	4,375	1,367	96	95	88	94	73	$999k
S.D. $0-$500k	520	124	126	131	143	117	104	$400k
S.D. $500k-$750k	744	206	108	102	90	56	42	$649k
S.D. $750k-$1m	964	356	81	73	69	72	51	$880k
S.D. $1m-$1.25m	541	219	74	84	75	91	64	$1.1m
S.D. $1.25m-$1.5m	401	143	84	78	74	95	75	$1.4m
S.D. $1.5m-$2m	356	149	72	81	75	120	81	$1.7m
S.D. $2m-$4m	501	133	113	112	100	120	116	$2.8m
S.D. $4m-$6m	244	32	229	303	202	199	285	$5.4m
S.D. $6m+	104	5	624	433	535	463	395	$12.3m

SAN DIEGO COUNTY ALL HOMES 7/30/2026	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.	5,914	1,747	102	101	93	103	74	$899k
S.D. $0-$500k	897	194	139	135	138	127	85	$415k
S.D. $500k-$750k	1,320	366	108	104	89	86	55	$648k
S.D. $750k-$1m	1,242	441	84	81	74	83	56	$875k
S.D. $1m-$1.25m	652	244	80	90	81	100	68	$1.1m
S.D. $1.25m-$1.5m	468	157	89	84	80	105	79	$1.4m
S.D. $1.5m-$2m	432	165	79	86	81	125	87	$1.7m
S.D. $2m-$4m	546	143	115	113	100	128	122	$2.8m
S.D. $4m-$6m	174	24	218	293	178	197	288	$5.0m
S.D. $6m+	183	13	422	408	411	438	405	$8.8m

*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 4, 2026 - THE CONDO CONUNDRUM

SAN DIEGO COUNTY CITIES	UNITS SOLD JUNE 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 JUNE 2025
Alpine	13	$1,065,000	$995,000	100.0%	$508,750	$1,525,000	2,160	$493	22	16
Bonita	10	$1,115,350	$1,155,000	99.7%	$407,700	$1,750,000	2,203	$506	16	14
Bonsall	11	$975,000	$975,000	100.0%	$400,000	$2,650,000	2,136	$456	48	7
Borrego Springs	7	$260,000	$300,000	91.7%	$46,000	$475,000	1,296	$201	60	6
Campo	3	$415,000	$415,000	99.0%	$370,000	$495,000	1,409	$295	52	5
Cardiff by the Sea	10	$2,297,500	$2,260,000	101.0%	$919,000	$6,400,000	2,001	$1,148	8	6
Carlsbad	123	$1,650,000	$1,674,000	99.5%	$475,000	$5,025,000	2,154	$766	17	117
Carmel Valley	41	$2,250,000	$2,195,000	99.8%	$264,716	$8,580,000	2,624	$857	19	22
Chula Vista	145	$850,000	$849,999	100.0%	$370,000	$2,250,000	1,728	$492	14	123
City Heights	16	$657,500	$635,000	100.7%	$305,000	$1,172,000	986	$667	16	16
Clairemont	35	$1,150,000	$1,133,000	100.0%	$182,500	$1,950,000	1,343	$856	15	33
Coronado	25	$3,178,000	$3,295,000	97.6%	$1,075,000	$5,750,000	1,803	$1,763	32	25
Del Cerro	16	$1,047,500	$1,049,000	100.0%	$455,000	$2,415,000	1,534	$683	13	18
Del Mar	19	$3,300,000	$3,495,000	96.5%	$1,300,000	$13,325,000	2,539	$1,300	35	8
Downtown	39	$610,000	$675,000	98.0%	$270,000	$2,440,000	1,092	$559	41	51
El Cajon	94	$797,500	$799,000	100.0%	$370,000	$3,400,000	1,494	$534	12	83
Encanto	26	$776,800	$775,000	100.3%	$607,500	$900,000	1,422	$546	10	18
Encinitas	46	$1,937,500	$1,937,500	100.0%	$560,000	$5,600,000	1,876	$1,033	13	38
Escondido	153	$880,000	$889,000	100.0%	$225,000	$2,137,938	1,783	$494	26	104
Fallbrook	70	$804,500	$849,500	100.0%	$344,888	$2,800,000	2,095	$384	35	52
Imperial Beach	20	$844,950	$872,450	100.0%	$400,000	$1,550,000	1,551	$545	24	13
Jamul	9	$995,000	$975,000	97.8%	$635,000	$2,150,000	2,204	$451	24	12
Julian	10	$530,000	$554,000	95.9%	$449,000	$1,410,000	1,520	$349	70	11
La Jolla	44	$2,525,000	$2,592,500	98.2%	$510,000	$12,202,020	2,124	$1,189	17	31
La Mesa	45	$875,000	$875,000	100.0%	$380,000	$2,300,000	1,418	$617	12	49
Lakeside	28	$812,500	$799,000	100.0%	$410,000	$1,400,000	1,709	$475	12	29
Lemon Grove	14	$777,500	$777,500	100.0%	$630,000	$1,065,000	1,367	$569	8	15
Linda Vista	27	$984,800	$959,000	100.0%	$359,999	$1,700,000	1,345	$732	9	29
Mira Mesa	42	$933,000	$924,900	99.6%	$370,000	$2,120,000	1,378	$677	15	34
Mission Hills/Hillcrest	31	$880,000	$899,000	99.3%	$405,000	$4,730,000	1,324	$665	12	31
Mission Valley	27	$660,000	$669,000	98.3%	$266,000	$1,950,000	1,279	$516	28	19
National City	10	$694,000	$739,500	98.2%	$183,713	$955,000	1,656	$419	20	8
Normal Heights	20	$975,000	$1,009,950	100.0%	$526,500	$2,477,325	998	$977	12	25
North Park	22	$672,500	$682,000	99.7%	$270,000	$2,100,000	816	$824	12	19
Ocean Beach	27	$1,595,000	$1,549,000	98.8%	$362,000	$4,100,000	1,530	$1,042	15	18
Oceanside	181	$885,000	$895,000	100.0%	$179,765	$3,200,000	1,570	$564	19	154
Old Town SD	28	$758,000	$749,450	99.4%	$404,000	$2,900,000	1,131	$670	19	22
Otay Mesa	25	$750,000	$735,999	100.7%	$572,000	$1,155,000	1,440	$521	20	33
Pacific/Mission Beach	43	$1,520,000	$1,545,000	98.7%	$390,000	$6,400,000	1,426	$1,066	25	33
Paradise Hills	13	$885,000	$880,000	100.0%	$595,000	$975,000	1,682	$526	11	17
Pauma Valley	1	$715,000	$700,000	102.1%	$715,000	$715,000	1,810	$395	82	1
Pine Valley	4	$714,950	$714,950	100.0%	$650,000	$849,000	1,835	$390	17	2
Point Loma	19	$2,160,000	$2,195,000	98.7%	$362,500	$3,800,000	2,095	$1,031	12	22
Poway	36	$1,212,500	$1,217,000	99.5%	$510,000	$3,000,000	2,112	$574	14	28
Ramona	28	$837,500	$827,500	99.7%	$480,000	$2,800,000	2,210	$379	17	32
Rancho Bernardo	58	$869,950	$898,900	99.8%	$370,000	$2,400,888	1,502	$579	17	54
Rancho Penasquitos	45	$1,330,000	$1,350,000	100.0%	$407,500	$2,700,000	1,985	$670	12	31
Rancho Santa Fe	16	$5,862,500	$5,625,000	97.6%	$1,800,000	$14,500,000	4,874	$1,203	14	9
San Carlos	24	$984,500	$979,500	100.0%	$329,000	$1,450,000	1,434	$687	15	21
San Diego	811	$1,000,000	$1,015,000	100.0%	$182,500	$8,580,000	1,431	$699	16	726
San Marcos	73	$915,000	$899,000	99.5%	$290,000	$4,200,000	1,781	$514	27	67
San Ysidro	6	$735,000	$725,000	100.3%	$680,000	$870,000	1,361	$540	26	4
Santaluz	45	$1,629,000	$1,710,000	99.7%	$321,788	$5,395,000	2,554	$638	16	33
Santee	49	$841,990	$841,990	100.0%	$385,000	$1,655,000	1,369	$615	16	55
Scripps Ranch	23	$1,700,000	$1,650,000	100.0%	$515,000	$3,500,000	2,543	$669	9	27
Solana Beach	9	$2,109,000	$2,290,000	97.4%	$740,000	$8,495,000	1,944	$1,085	28	11

SAN DIEGO COUNTY SOLD REPORT

AUGUST 4, 2026 - THE CONDO CONUNDRUM

SAN DIEGO COUNTY CITIES	UNITS SOLD JUNE 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 JUNE 2025
Spring Valley	46	$760,000	$749,900	101.1%	$300,000	$1,190,000	1,353	$562	13	42
Tierrasanta	10	$1,044,000	$1,043,500	98.6%	$485,000	$1,500,000	1,716	$608	20	20
University City	33	$1,355,050	$1,375,000	99.5%	$490,000	$2,230,000	1,323	$1,024	19	26
Valley Center	21	$900,000	$900,000	100.0%	$605,000	$1,600,000	2,150	$419	31	15
Vista	62	$853,750	$872,000	100.0%	$290,000	$2,225,000	1,606	$532	16	59
All of S.D.	2,276	$949,950	$946,450	100.0%	$46,000	$14,500,000	1,632	$582	17	2,009
$0-$500k	203	$410,000	$409,900	99.0%	$46,000	$500,000	865	$474	45	180
$500k-$750k	458	$646,000	$649,000	100.0%	$503,000	$750,000	1,187	$544	20	475
$750k-$1m	588	$865,000	$867,394	100.0%	$750,235	$1,000,000	1,574	$550	14	515
$1m-$1.25m	304	$1,105,500	$1,125,000	100.0%	$1,005,000	$1,250,000	1,997	$554	16	284
$1.25m-$1.5m	210	$1,367,000	$1,387,500	99.3%	$1,255,000	$1,500,000	2,057	$665	16	175
$1.5m-$2m	223	$1,675,000	$1,695,000	100.0%	$1,505,000	$2,000,000	2,290	$731	14	187
$2m-$4m	234	$2,560,000	$2,603,000	99.0%	$2,006,500	$4,000,000	3,059	$837	12	161
$4m-$6m	37	$4,900,000	$4,990,000	97.6%	$4,075,000	$6,000,000	3,994	$1,227	37	24
$6m+	19	$8,095,000	$8,250,000	98.1%	$6,150,000	$14,500,000	5,225	$1,549	22	8

SAN DIEGO COUNTY HYPERLINKS (SHARABLE AND NON-SHAREABLE)