

JUNE 23, 2026 - WRITTEN BY STEVEN THOMAS

EASING INTO SUMMER

SAN DIEGO COUNTY HOUSING HAS OFFICIALLY TRANSITIONED TO THE SUMMER MARKET, WHEN THE INVENTORY RISES AND PEAKS, DEMAND SLOWLY FALLS, AND THE MARKET SLOWS.



Graduates have thrown their caps into the air, celebrating the turning of a new chapter. Families are carefully packing their suitcases and boarding planes for a much-needed vacation. At the public pool, the smell of sunscreen permeates the air, as the hot sun beckons everyone to jump into the water. From cover band concerts to blockbuster movie releases to a hike on an intermediate trail, all of summer's many distractions have arrived.

As everyone turns their attention to summer activities, the housing market evolves and shifts slightly downward. In terms of demand and market speed, the Spring Market is the busiest and strongest time of the year for housing. It is when many families look to isolate a home, write a purchase contract, and then move during the summer when the kids are on summer break. Many families and individuals still have housing goals, but it often takes a back seat to all the fun that summer has to offer.

The various seasons of the housing market do not necessarily align precisely with the official start and end dates of the four seasons. Summer officially begins on June 21st, the summer solstice, the longest day of the year. Yet, in housing, it aligns with when the kids are out of school, around the end of May. The Summer Market spans June, July, and August. By the end of August, the kids are back in school, and housing transitions to the Autumn Market.

In San Diego County, demand (a snapshot of the number of new pending sales over the prior month) eases as many summer activities temporarily pause buyers' efforts in securing a home. The supply of available homes slowly rises until it peaks sometime between July and August. Until the inventory isolates that peak, the market will continue to slow weekly.

San Diego County Summer Market

	Inventory Rise from June through August	Demand Fall from June through August	Expected Market Time Rise from June through August
2025	+1%	+2%	0 Days
2024	+18%	-8%	+17 Days
2023	+12%	-11%	+11 Days
3-Year Average (2017 to 2019)	+12%	-11%	+14 Days

Last year, the inventory was 6,069 homes at the start of June, peaked at 6,410 in mid-July, and fell to 6,134 by the end of August. Overall, the inventory still climbed by 1% from June

to August. At the same time, demand only increased from 1,835 to 1,865 pending sales, a 2% rise. The Expected Market Time remained unchanged at 99 days, which is not normal for the Summer Market. Since 2012, the market speed has steadily increased during the summer, except in 2020, when it slowed due to record-low rates.

In 2024, the inventory ballooned by 18%, demand dropped by 8%, and the Expected Market Time increased by 17 Days, a major deceleration, from 61 days in June to 78 days by the end of August. In 2023, with the inventory growing by 12% and demand falling by 11%, the Expected Market Time increased from 39 to 50 days, up 11 days. In looking at the 3-year average before the pandemic (2017-2019), inventory grew by 12%, demand dropped by 11%, and the Expected Market Time increased from 55 to 68 days, up 14 days.

Many homeowners mistakenly think summer is the best time of the year to place their homes on the market. There is an elevated number of homes coming to market, yet demand has already peaked in the spring. The supply outpaces buyer demand. The extra homes placed on the market accumulate until housing reaches its summer peak. This year, demand peaked at 2,046 pending sales at the end of May and has dropped by 97 since, a 5% decline. At the same time, the supply of available homes has grown from 5,637 in May to 5,849 today, an increase of 212, or 4%. The market slowed from 83 to 90 days amid increasing seller competition. The San Diego County housing market will continue slowing until the supply stops growing.

There are a lot of homes that come on the market over the summer. While May is the peak month for the number of homes entering the market, June is a close second, and July is not far behind. Fewer homes come to market in August, and then it downshifts for the remainder of the year.

San Diego County Homes Coming on the Market 3-Year Average (2023 to 2025)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Homes Placed on Market	2,823	2,571	3,032	3,145	3,400	3,300	3,183	3,098	2,853	2,901	2,100	1,538
% of Annual Homes Placed on Market	8.3%	7.6%	8.9%	9.3%	10.0%	9.7%	9.4%	9.1%	8.4%	8.5%	6.2%	4.5%
Month Rank	#9	#10	#6	#4	#1	#2	#3	#5	#8	#7	#11	#12

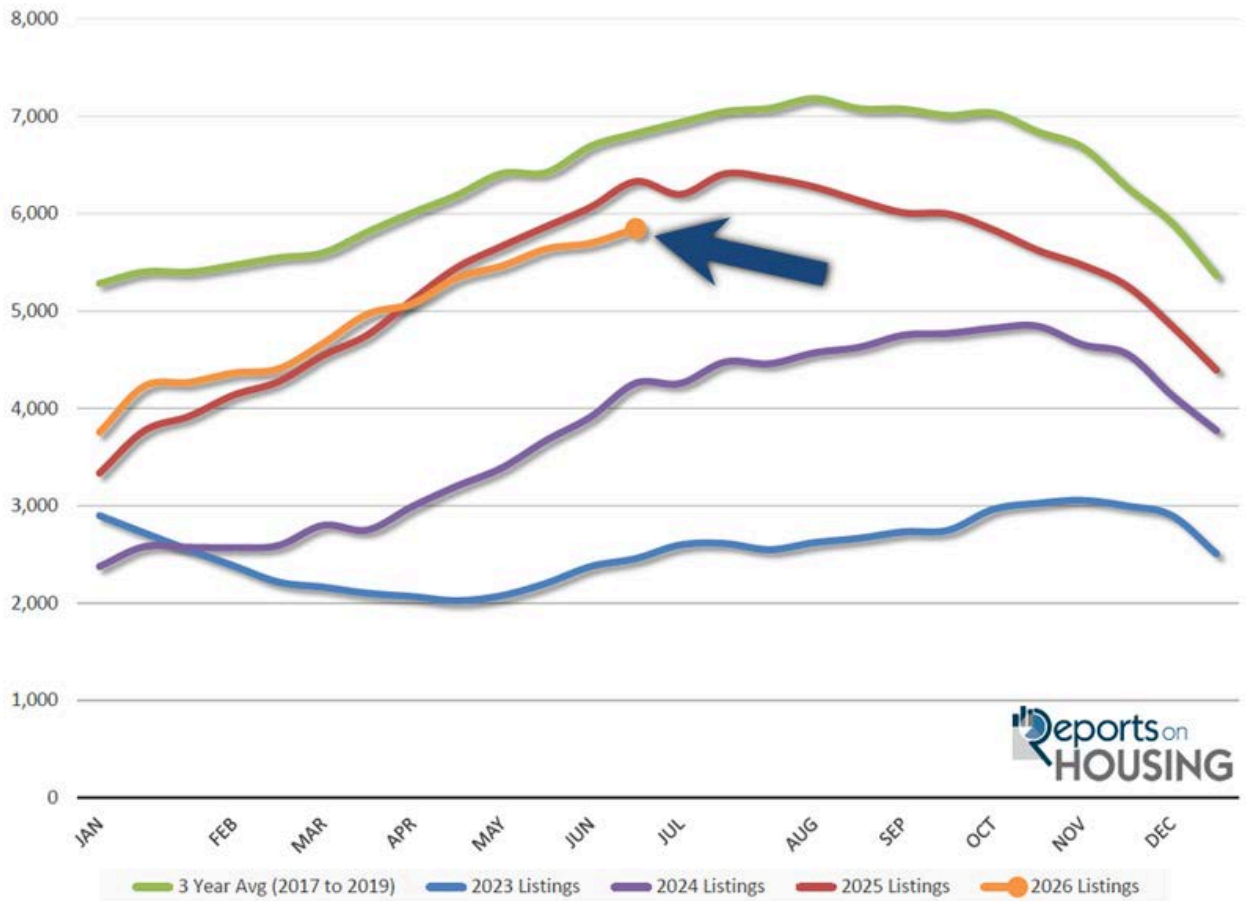
Many sellers will come to market during the summer, anticipating a quick sell as if it were early spring. Additionally, as the market slows each week, buyers may get ahead of themselves and expect the market to line up in their favor and prices to come down. Instead, the market is much more balanced, with negotiations not favoring buyers or sellers. It is currently a tug-of-war between buyers' and sellers' sentiments. Buyers pull back due to affordability challenges, and sellers pull back due to a lack of urgency. Most sellers have plenty of equity, a low mortgage rate, and really do not have to sell. As a result, there is a real stickiness to pricing.

As housing eases further into summer, buyers, sellers, and everyone connected to real estate will feel the Summer Market shift. Many homes that are carefully priced and in turnkey condition will still fly off the market, but for everyone else, the market will feel a bit more subdued.

The active listing inventory increased by 150 homes over the past two weeks, up 3%, to 5,849, its highest level since last September. It is the Summer Market. The inventory will continue to climb weekly until a peak is reached sometime between July and August. Many sellers are concluding that their window to take advantage of the hottest time of the year for housing will rapidly close if they do not secure success over the next several weeks. More sellers are reducing their asking prices to better align with the market before time runs out. 36% of all currently available homes have reduced the asking price at least once.

Last year, the inventory was at 6,330 homes, **8% more than today, with 481 additional homes**. The 3-year average before COVID (2017 through 2019) was 6,823, an additional 974 homes, or 17% more.

SAN DIEGO COUNTY ACTIVE LISTING INVENTORY YEAR-OVER-YEAR

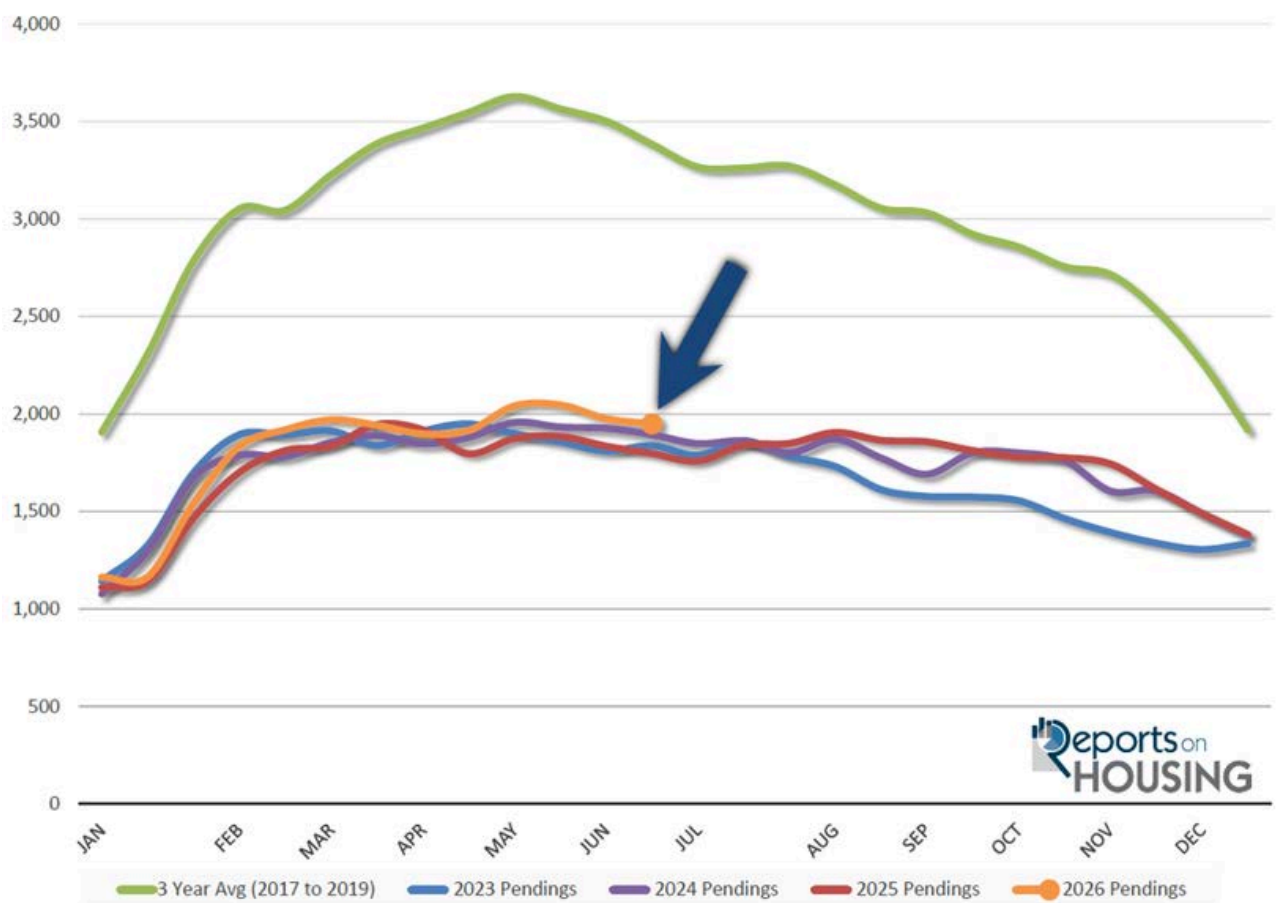


Homeowners continue to “hunker down” in their homes, unwilling to move because of their current, underlying, locked-in, low fixed-rate mortgage. This trend has been easing from the lows established in 2023. Through May, 17,388 homes were placed on the market in San Diego County, 5,998 fewer than the 3-year average before COVID (2017-2019), 26% less. In 2025, 17,999 homes entered the market (4% more), compared to 14,931 in 2024 (14% less), and 12,092 in 2023 (30% less). Slightly fewer homes have been coming to market this year than last.

Demand, a snapshot of the number of new pending sales over the prior month, decreased from 1,976 to 1,949 in the past couple of weeks, down 27 pending sales, or 1%. Demand closely resembles the subdued levels seen from 2023 through 2025, well below what is typical for this time of year. The 3-year average before the pandemic (2017-2019) was 3,382, that is an additional 1,433 pending sales (+74%). Today's 1,949 pending sales is slightly better than last year's 1,797. It was 1,894 in 2024 and 1,838 in 2023. Today's subdued demand is due to affordability challenges. Until rates fall towards 6% or fall into the 5s, expect demand to remain sluggish.

Last year, demand was 1,797, with **152 fewer pending sales (8% less)**. The 3-year average before COVID (2017 to 2019) was 3,382 pending sales, **74% more than today, or an additional 1,433**.

SAN DIEGO COUNTY DEMAND YEAR-OVER-YEAR



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. On Thursday, the Personal Consumption Expenditures – Price Index (PCE), the Fed's preferred inflation gauge, will be released. Next 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

EXPECTED MARKET TIME

IN THE PAST TWO WEEKS, THE MARKET SLOWED BY THREE DAYS.

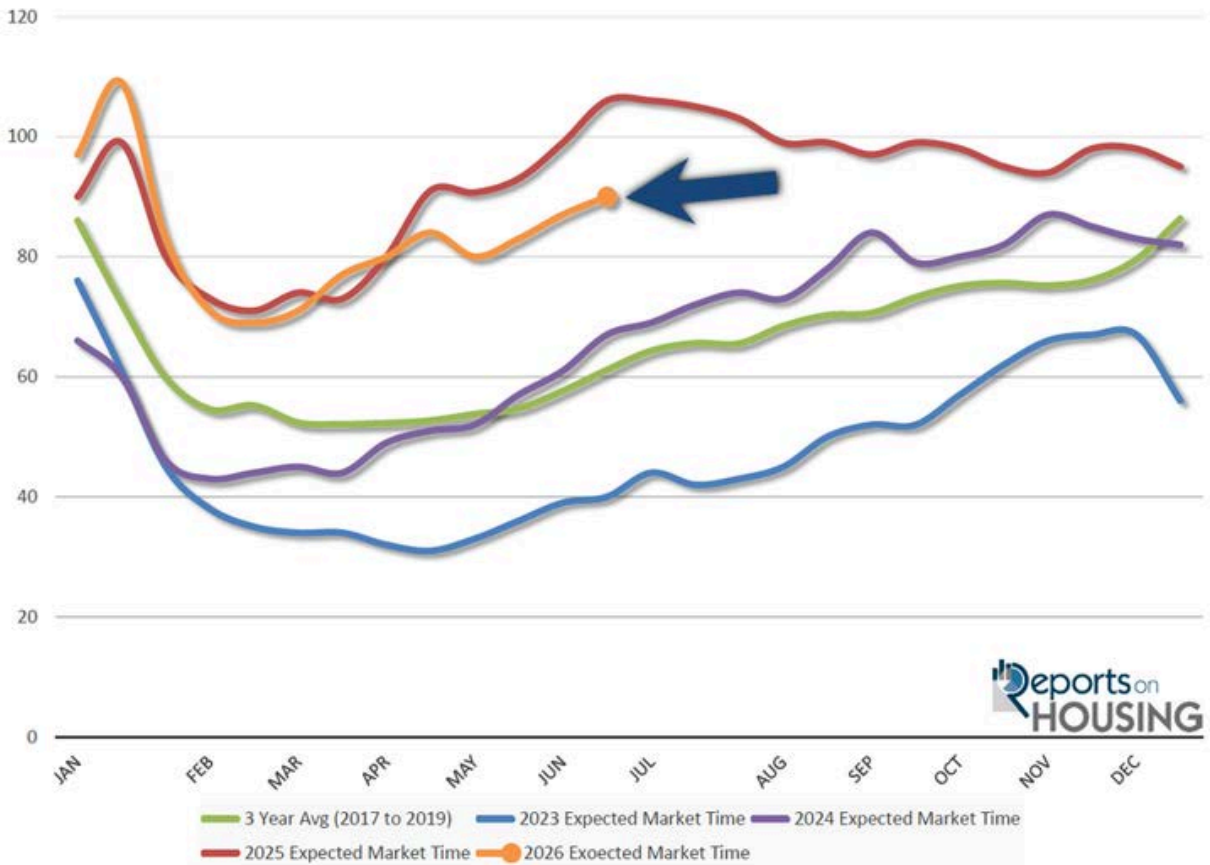
With the supply of available homes rising by 150 homes, **up 3%**, and demand falling by 27 pending sales, **down 1%**, the Expected Market Time (the number of days it takes to sell all San Diego County listings at the current buying pace) increased from 87 to 90 days in the past couple of weeks.

Last year, it was 106 days, slower than today. The 3-year average before COVID (2017 to 2019) was 61 days, faster than today.

The Expected Market Time for condominiums and townhomes remained unchanged at 110 days in the past two weeks. It was 125 days last year. For detached homes, the Expected Market Time remained increased from 80 to 84 days. It was 96 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



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 919 to 894, a 3% decrease. Luxury demand rose by five pending sales, up 2%, to 222. With supply falling and demand rising, the Expected Market Time for luxury homes priced above \$2 million decreased from 127 to 121 days, a six-day decline. Although improvements have been made over the last few weeks, expect the luxury market to slow from here.

Year over year, the active luxury inventory is down by 240 homes (-21%), and luxury demand is up by 59 pending sales (+36%). Last year's Expected Market Time was 209 days, significantly slower than today.

In the past two weeks, the Expected Market Time for homes priced between \$2 million and \$4 million decreased from 102 to 94 days. For homes priced between \$4 million and \$6 million, the Expected Market Time increased from 142 to 158 days. For homes priced above \$6 million, the Expected Market Time decreased from 415 to 386 days. Luxury is at 121 days overall. At 127 days, a seller would be looking to place their home in escrow around **October 2026**.

SAN DIEGO COUNTY MARKET BREAKDOWN

PRICE RANGES & MARKET SPEED	MARKET TIME	% OF CURRENT INVENTORY	% OF CURRENT DEMAND	LAST YEAR
\$0 - \$750k 	102 Days	37%	32%	92 Days
\$750k - \$1m 	75 Days	20%	25%	90 Days
\$1m - \$1.25m 	75 Days	11%	13%	96 Days
\$1.25m - \$1.5m 	80 Days	8%	9%	93 Days
\$1.5m - \$2m 	82 Days	8%	9%	129 Days
\$2m - \$4m 	94 Days	10%	9%	179 Days
\$4M - \$6M 	158 Days	3%	2%	202 Days
\$6m + 	386 Days	3%	1%	650 Days

- **INVENTORY:** The active listing inventory over the past couple of weeks increased by 150 homes, or 3%, and now stands at 5,849. Last year, there were 6,330 homes on the market, 481 additional homes, or 8% more. The 3-year average before COVID (2017-2019) was 6,823, which is 17% higher. Through May, 26% fewer homes came on the market compared to the 3-year average before COVID (2017-2019), 5,998 less. Additionally, 611 fewer sellers came to market this year than last year, but 2,457 more than in 2024 and 5,296 more than in 2023.
- **DEMAND:** Buyer demand, the number of pending sales over the prior month, decreased from 1,976 to 1,949, down by 27 pending sales, or down 1%, its second consecutive decline after peaking in late May. Last year, there were 1,797 pending sales, **8% less than today**. The 3-year average before COVID (2017-2019) was 3,382, which is 74% higher.
- **MARKET TIME:** With supply rising and demand falling, the Expected Market Time, the number of days to sell all San Diego County listings at the current buying pace, rose from 87 to 90 days in the past couple of weeks. Last year, it was 106 days, slower than today. The 3-year average before COVID (2017-2019) was 61 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 decreased from 102 to 94 days. For homes priced between \$4 million and \$6 million, the Expected Market Time increased from 142 to 158 days. For homes priced above \$6 million, the Expected Market Time decreased from 415 to 386 days.
- **DISTRESSED HOMES:** Short sales and foreclosures combined, comprised only 1.3% of all listings and 1.0% of demand. Only 25 foreclosures and 49 short sales are available today in San Diego County, for a total of 74 distressed homes on the active market, up by five from two weeks ago. Last year, 32 distressed homes were on the market, slightly fewer than today.
- **CLOSED SALES:** There were 2,139 closed residential resales in May, up 3% compared to May 2025's 2,083, but down 5% from April. 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 0.4% of all closed sales. That means 99.3% of all sales were made by sellers with equity.

SAN DIEGO COUNTY MARKET TIME REPORT

JUNE 23, 2026 - EASING INTO SUMMER

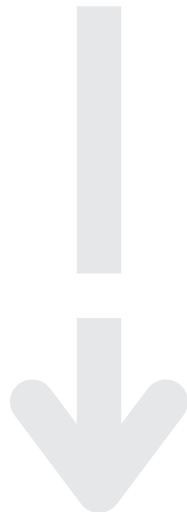
SAN DIEGO COUNTY CITIES	CURRENT ACTIVES	DEMAND (LAST 30 DAYS PENDING)	MARKET TIME (IN DAYS)	MARKET TIME 2-WEEKS AGO	MARKET TIME 4-WEEKS AGO	MARKET TIME 1-YEAR AGO	MARKET TIME 2-YEARS AGO	MEDIAN ACTIVE LIST PRICE
6/18/2026								
Alpine	50	12	125	102	106	105	60	\$1.2m
Bonita	31	8	116	81	41	124	94	\$1.2m
Bonsall	25	5	150	94	60	79	90	\$1.2m
Borrego Springs	51	5	306	184	214	176	270	\$350k
Campo	14	1	420	390	110	225	Infinite	\$512k
Cardiff by the Sea	15	10	45	53	44	68	70	\$3.0m
Carlsbad	257	112	69	80	69	70	71	\$1.3m
Carmel Valley	80	29	83	76	55	161	67	\$1.4m
Chula Vista	246	154	48	48	52	72	39	\$805k
City Heights	56	13	129	168	115	106	58	\$699k
Clairemont	56	27	62	51	51	123	33	\$862k
Coronado	113	24	141	164	223	300	163	\$2.9m
Del Cerro	70	19	111	111	93	107	59	\$885k
Del Mar	49	16	92	153	125	1,005	120	\$4.5m
Downtown	385	33	350	376	281	222	195	\$699k
El Cajon	249	81	92	87	72	75	50	\$675k
Encanto	37	21	53	63	52	83	44	\$798k
Encinitas	108	32	101	89	83	134	138	\$2.2m
Escondido	319	124	77	78	75	109	56	\$899k
Fallbrook	202	58	104	94	91	122	94	\$1.0m
Imperial Beach	82	12	205	123	122	138	109	\$918k
Jamul	25	8	94	55	51	58	110	\$1.2m
Julian	46	11	125	103	220	127	205	\$774k
La Jolla	178	38	141	142	157	175	114	\$3.0m
La Mesa	106	48	66	71	67	75	55	\$1.0m
Lakeside	58	26	67	66	85	106	68	\$807k
Lemon Grove	20	12	50	53	83	147	31	\$717k
Linda Vista	49	25	59	78	75	57	34	\$669k
Mira Mesa	74	27	82	64	49	63	34	\$854k
Mission Hills/Hillcrest	109	30	109	101	127	136	98	\$899k
Mission Valley	137	27	152	131	180	145	46	\$580k
National City	17	10	51	80	80	150	55	\$759k
Normal Heights	37	14	79	79	62	162	77	\$1.2m
North Park	85	18	142	98	71	50	128	\$719k
Ocean Beach	30	16	56	84	68	92	131	\$1.2m
Oceanside	346	145	72	75	66	85	67	\$850k
Old Town SD	78	12	195	109	63	110	80	\$759k
Otay Mesa	79	40	59	68	76	85	43	\$655k
Pacific/Mission Beach	96	35	82	94	162	170	117	\$1.6m
Paradise Hills	23	11	63	73	28	46	28	\$749k
Pauma Valley	21	2	315	330	630	72	120	\$899k
Pine Valley	9	2	135	105	53	225	60	\$839k
Point Loma	49	13	113	139	83	283	90	\$2.0m
Poway	73	41	53	51	57	122	48	\$1.4m
Ramona	90	27	100	94	76	159	96	\$885k
Rancho Bernardo	130	60	65	74	62	108	39	\$935k
Rancho Peñasquitos	64	29	66	56	52	67	27	\$1.2m
Rancho Santa Fe	107	13	247	275	202	309	180	\$8.0m
San Carlos	52	19	82	63	65	59	60	\$787k
San Diego	2,202	653	101	94	84	108	66	\$825k
San Marcos	164	69	71	69	72	86	58	\$845k

SAN DIEGO COUNTY MARKET TIME REPORT

JUNE 23, 2026 - EASING INTO SUMMER

SAN DIEGO COUNTY CITIES	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
6/18/2026								
San Ysidro	13	1	390	180	75	100	70	\$460k
Santaluz	111	39	85	83	102	113	43	\$1.5m
Santee	92	46	60	61	83	84	34	\$744k
Scripps Ranch	59	11	161	109	45	180	65	\$1.3m
Solana Beach	45	10	135	120	264	214	70	\$2.5m
Spring Valley	65	41	48	59	54	66	44	\$765k
Tierrasanta	17	10	51	57	38	60	44	\$910k
University City	78	21	111	69	77	101	51	\$784k
Valley Center	65	21	93	104	132	148	93	\$1.1m
Vista	153	55	83	67	74	112	52	\$980k
All of S.D.	5,849	1,949	90	87	83	106	67	\$905k

SAN DIEGO COUNTY PRICE RANGES REPORT



SAN DIEGO COUNTY PRICE RANGE REPORT

JUNE 23, 2026 - EASING INTO SUMMER

SAN DIEGO COUNTY ATTACHED HOMES	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
6/18/2026								
All of S.D.	1,599	436	110	110	109	125	73	\$699k
S.D. \$0-\$500k	394	75	158	139	127	117	73	\$425k
S.D. \$500k-\$750k	560	195	86	96	97	112	59	\$647k
S.D. \$750k-\$1m	311	91	103	101	110	129	67	\$849k
S.D. \$1m-\$2m	265	59	135	105	106	138	104	\$1.3m
S.D. \$2m+	69	16	129	237	156	289	180	\$2.7m

SAN DIEGO COUNTY DETACHED HOMES	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
6/18/2026								
All of S.D.	4,250	1,513	84	80	76	96	65	\$1.0m
S.D. \$0-\$500k	533	120	133	126	121	107	146	\$410k
S.D. \$500k-\$750k	653	240	82	77	75	47	40	\$649k
S.D. \$750k-\$1m	887	389	68	58	55	78	46	\$879k
S.D. \$1m-\$1.25m	528	231	69	68	63	89	52	\$1.1m
S.D. \$1.25m-\$1.5m	409	165	74	82	79	90	57	\$1.4m
S.D. \$1.5m-\$2m	415	162	77	71	68	118	81	\$1.7m
S.D. \$2m-\$4m	498	163	92	95	84	165	97	\$2.7m
S.D. \$4m-\$6m	216	39	166	160	187	194	203	\$5.4m
S.D. \$6m+	111	4	833	636	520	637	353	\$11.5m

SAN DIEGO COUNTY ALL HOMES	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
6/18/2026								
All of S.D.	5,849	1,949	90	87	83	106	67	\$905k
S.D. \$0-\$500k	927	195	143	131	123	114	86	\$419k
S.D. \$500k-\$750k	1,213	435	84	85	84	82	51	\$649k
S.D. \$750k-\$1m	1,198	480	75	65	63	90	51	\$875k
S.D. \$1m-\$1.25m	644	257	75	73	67	96	59	\$1.1m
S.D. \$1.25m-\$1.5m	484	182	80	83	82	93	66	\$1.4m
S.D. \$1.5m-\$2m	489	178	82	75	74	129	84	\$1.7m
S.D. \$2m-\$4m	556	178	94	102	87	179	104	\$2.7m
S.D. \$4m-\$6m	158	30	158	142	178	202	205	\$5.0m
S.D. \$6m+	180	14	386	415	379	650	365	\$8.9m

*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.

SAN DIEGO COUNTY SOLD REPORT

JUNE 23, 2026 - EASING INTO SUMMER

SAN DIEGO COUNTY CITIES	UNITS SOLD MAY 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 MAY 2025
Alpine	11	\$1,200,000	\$1,200,000	100.0%	\$871,000	\$1,400,000	2,263	\$530	7	17
Bonita	15	\$1,200,000	\$1,195,000	100.0%	\$405,000	\$1,400,000	2,015	\$596	9	9
Bonsall	11	\$1,225,000	\$1,250,000	98.0%	\$585,000	\$2,450,000	2,649	\$462	32	6
Borrego Springs	10	\$352,000	\$349,000	97.8%	\$200,000	\$476,000	1,429	\$246	45	11
Campo	2	\$506,000	\$499,450	101.1%	\$400,000	\$612,000	1,223	\$414	21	3
Cardiff by the Sea	7	\$2,925,000	\$2,999,000	100.9%	\$1,185,000	\$4,250,000	2,253	\$1,298	8	8
Carlsbad	114	\$1,397,500	\$1,399,500	99.3%	\$236,550	\$6,275,000	1,878	\$744	15	111
Carmel Valley	29	\$1,980,000	\$1,958,000	98.9%	\$575,000	\$4,600,000	2,029	\$976	18	44
Chula Vista	137	\$799,000	\$789,000	100.0%	\$240,000	\$2,450,000	1,560	\$512	15	113
City Heights	23	\$690,000	\$699,000	100.1%	\$353,000	\$950,000	1,120	\$616	12	21
Clairemont	42	\$1,150,000	\$1,124,950	100.0%	\$500,000	\$2,760,000	1,423	\$808	9	37
Coronado	20	\$2,790,000	\$2,822,500	98.3%	\$795,000	\$28,000,000	1,775	\$1,572	20	22
Del Cerro	24	\$1,122,500	\$1,116,944	100.3%	\$300,000	\$2,285,000	1,564	\$718	8	21
Del Mar	14	\$2,812,500	\$2,850,000	99.4%	\$640,000	\$4,650,000	1,771	\$1,589	14	9
Downtown	42	\$707,000	\$737,000	97.5%	\$260,000	\$4,690,000	1,074	\$659	31	43
El Cajon	85	\$802,000	\$799,900	100.0%	\$305,000	\$2,175,000	1,691	\$474	18	97
Encanto	20	\$797,000	\$789,438	101.7%	\$525,000	\$910,000	1,468	\$543	13	29
Encinitas	43	\$2,147,250	\$2,100,000	99.3%	\$592,000	\$5,750,000	2,336	\$919	26	40
Escondido	114	\$880,000	\$866,950	100.0%	\$360,000	\$2,050,000	1,912	\$460	18	108
Fallbrook	52	\$912,500	\$906,732	100.0%	\$335,000	\$3,500,000	2,243	\$407	21	57
Imperial Beach	11	\$785,000	\$819,000	100.0%	\$549,000	\$932,000	1,172	\$670	8	11
Jamul	8	\$1,010,000	\$1,030,000	99.5%	\$444,198	\$1,750,000	2,273	\$444	18	5
Julian	8	\$569,000	\$574,500	99.4%	\$285,000	\$875,000	1,329	\$428	84	9
La Jolla	49	\$1,840,000	\$1,875,000	97.1%	\$450,000	\$11,150,000	1,807	\$1,018	35	55
La Mesa	48	\$970,000	\$977,000	100.2%	\$350,000	\$1,925,000	1,640	\$592	17	47
Lakeside	33	\$765,000	\$799,000	100.0%	\$230,000	\$1,439,500	1,584	\$483	15	34
Lemon Grove	17	\$690,000	\$650,000	102.1%	\$318,000	\$970,000	1,401	\$493	19	12
Linda Vista	32	\$897,500	\$880,000	100.0%	\$407,500	\$1,370,000	1,389	\$646	10	27
Mira Mesa	42	\$1,018,000	\$1,008,500	100.0%	\$310,000	\$1,640,000	1,454	\$700	16	38
Mission Hills/Hillcrest	37	\$1,135,000	\$1,100,000	99.5%	\$390,000	\$4,285,000	1,327	\$855	8	35
Mission Valley	20	\$470,000	\$470,000	99.5%	\$290,000	\$940,000	884	\$532	13	24
National City	10	\$687,500	\$672,500	100.0%	\$439,000	\$925,000	1,001	\$687	14	21
Normal Heights	23	\$1,055,000	\$999,000	100.0%	\$445,000	\$2,600,000	1,100	\$959	9	18
North Park	17	\$834,000	\$829,000	99.4%	\$390,000	\$1,490,000	914	\$912	21	27
Ocean Beach	8	\$651,500	\$655,000	100.0%	\$435,000	\$1,400,000	723	\$902	10	8
Oceanside	151	\$875,000	\$885,000	100.0%	\$335,000	\$3,800,000	1,480	\$591	16	141
Old Town SD	20	\$879,000	\$914,000	98.8%	\$364,000	\$2,649,000	1,401	\$627	11	20
Otay Mesa	29	\$670,000	\$670,000	100.0%	\$217,000	\$1,260,000	1,643	\$408	22	32
Pacific/Mission Beach	32	\$1,349,750	\$1,349,500	97.5%	\$500,000	\$5,650,000	1,391	\$970	22	31
Paradise Hills	16	\$685,000	\$722,500	100.0%	\$470,000	\$975,000	1,304	\$526	9	9
Pauma Valley	3	\$730,000	\$749,000	97.5%	\$458,582	\$1,200,000	2,315	\$315	49	2
Pine Valley	4	\$835,000	\$819,000	98.5%	\$240,000	\$1,210,000	2,039	\$410	40	3
Point Loma	19	\$1,750,000	\$1,799,000	99.5%	\$408,000	\$5,800,000	2,272	\$770	25	17
Poway	48	\$1,342,500	\$1,347,500	100.0%	\$559,000	\$4,000,000	2,025	\$663	13	44
Ramona	28	\$810,550	\$827,000	100.0%	\$480,000	\$2,200,000	2,199	\$369	17	43
Rancho Bernardo	69	\$930,000	\$939,000	100.0%	\$360,000	\$2,025,000	1,565	\$594	12	52
Rancho Penasquitos	40	\$1,380,000	\$1,350,000	100.0%	\$380,073	\$2,200,000	1,858	\$743	9	28
Rancho Santa Fe	14	\$4,100,000	\$3,995,000	96.4%	\$1,600,000	\$11,000,000	4,678	\$876	19	21
San Carlos	16	\$932,500	\$937,500	100.0%	\$475,000	\$1,300,000	1,536	\$607	15	21
San Diego	766	\$935,000	\$949,450	100.0%	\$217,000	\$17,000,000	1,408	\$664	13	751
San Marcos	68	\$940,000	\$954,500	99.9%	\$305,000	\$2,440,000	1,761	\$534	24	83
San Ysidro	7	\$760,000	\$760,000	98.7%	\$224,900	\$877,000	1,194	\$637	13	1
Santaluz	34	\$1,399,500	\$1,389,000	99.3%	\$291,807	\$5,300,000	1,959	\$714	19	34
Santee	46	\$684,500	\$699,000	100.1%	\$350,000	\$1,119,000	1,304	\$525	12	40
Scripps Ranch	26	\$1,602,500	\$1,573,500	99.0%	\$540,000	\$3,225,000	2,367	\$677	10	23
Solana Beach	15	\$2,441,208	\$2,421,500	100.0%	\$699,000	\$7,595,000	2,450	\$996	11	12

SAN DIEGO COUNTY SOLD REPORT

JUNE 23, 2026 - EASING INTO SUMMER

SAN DIEGO COUNTY CITIES	UNITS SOLD MAY 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 MAY 2025
Spring Valley	46	\$780,500	\$777,500	100.3%	\$420,000	\$1,350,000	1,464	\$533	12	38
Tierrasanta	19	\$830,000	\$839,000	98.5%	\$515,000	\$1,649,500	1,584	\$524	13	11
University City	30	\$775,500	\$779,000	98.5%	\$330,000	\$3,200,000	1,123	\$691	26	25
Valley Center	23	\$949,000	\$949,000	99.2%	\$450,000	\$1,480,000	2,608	\$364	19	14
Vista	71	\$875,000	\$850,000	99.4%	\$245,000	\$2,145,000	1,679	\$521	20	70
All of S.D.	2,139	\$910,000	\$899,999	100.0%	\$97,000	\$28,000,000	1,612	\$565	15	2,083
\$0-\$500k	199	\$425,000	\$429,000	100.0%	\$97,000	\$500,000	873	\$487	28	190
\$500k-\$750k	446	\$650,000	\$649,970	100.0%	\$503,000	\$750,000	1,225	\$531	20	465
\$750k-\$1m	594	\$860,500	\$859,900	100.0%	\$751,000	\$1,000,000	1,559	\$552	14	554
\$1m-\$1.25m	298	\$1,119,500	\$1,125,000	100.0%	\$1,000,020	\$1,250,000	1,878	\$596	12	271
\$1.25m-\$1.5m	204	\$1,375,000	\$1,379,500	100.0%	\$1,252,500	\$1,500,000	2,078	\$662	14	156
\$1.5m-\$2m	180	\$1,696,887	\$1,699,000	100.0%	\$1,508,250	\$2,000,000	2,248	\$755	12	216
\$2m-\$4m	167	\$2,620,000	\$2,695,000	98.9%	\$2,010,000	\$4,000,000	3,123	\$839	12	187
\$4m-\$6m	39	\$4,430,057	\$4,750,000	97.5%	\$4,015,000	\$5,850,000	3,424	\$1,294	20	31
\$6m+	12	\$7,790,000	\$8,145,000	93.8%	\$6,063,320	\$28,000,000	6,005	\$1,297	41	13

SAN DIEGO COUNTY
HYPERLINKS
(SHARABLE AND NON-SHAREABLE)

