

SAN DIEGO COUNTY - MARKET OVERVIEW

AUGUST 2026

SINGLE-FAMILY

YEAR-OVER-YEAR

	AUGUST 2025	AUGUST 2026	CHANGE
NEW LISTINGS	1,836	1,647	↓ 10%
ACTIVE LISTINGS	3,828	2,942	↓ 23%
PENDING SALES	1,347	1,002	↓ 26%
CLOSED SALES	1,356	995	↓ 27%
MEDIAN SALES PRICE	\$1,070,000	\$1,115,000	↑ 4%

CONDO/TOWNHOUSE

YEAR-OVER-YEAR

	AUGUST 2025	AUGUST 2026	CHANGE
NEW LISTINGS	1,269	1,238	↓ 2%
ACTIVE LISTINGS	2,764	2,797	↑ 1%
PENDING SALES	732	588	↓ 20%
CLOSED SALES	712	542	↓ 24%
MEDIAN SALES PRICE	\$669,000	\$669,000	↑ 0%

*PERCENTAGES ROUNDED

DATA USED FROM SAN DIEGO MLS - SAN DIEGO COUNTY

SAN DIEGO COUNTY - MARKET OVERVIEW

AUGUST 2026

SINGLE-FAMILY

YEAR TO DATE: JANUARY 1 – AUGUST 31

	AUGUST 2025	AUGUST 2026	CHANGE
NEW LISTINGS	8,179	12,248	↑ 50%
PENDING SALES	10,445	10,511	↑ 1%
CLOSED SALES	10,029	10,187	↑ 2%
MEDIAN SALES PRICE	\$1,075,000	\$1,100,000	↑ 2%
DAYS ON MARKET (AVG)	34	35	↑ 3%

CONDO/TOWNHOUSE

	AUGUST 2025	AUGUST 2026	CHANGE
NEW LISTINGS	6,080	7,818	↑ 29%
PENDING SALES	5,639	5,915	↑ 5%
CLOSED SALES	5,419	5,668	↑ 5%
MEDIAN SALES PRICE	\$670,000	\$665,000	↓ 1%
DAYS ON MARKET (AVG)	39	43	↑ 10%

*PERCENTAGES ROUNDED

DATA USED FROM SAN DIEGO MLS - SAN DIEGO COUNTY

SAN DIEGO COUNTY - MULTI FAMILY

(2 - 4 UNITS) AUGUST 2026

YEAR TO DATE: JANUARY 1-AUGUST 31

DUPLEX

	AUGUST 2025	AUGUST 2026	CHANGE
NEW LISTINGS	284	372	↑ 31 %
PENDING CONTRACTS	270	261	↓ 3 %
CLOSED SALES	265	236	↓ 11 %
MEDIAN SALE PRICE	\$995,000	\$1,069,500	↑ 7 %
DAYS ON MARKET (AVG)	39	35	↓ 10 %

TRIPLEX

	AUGUST 2025	AUGUST 2026	CHANGE
NEW LISTINGS	99	178	↑ 80 %
PENDING CONTRACTS	93	115	↑ 24 %
CLOSED SALES	98	113	↑ 15 %
MEDIAN SALE PRICE	\$1,212,500	\$1,380,000	↑ 14 %
DAYS ON MARKET (AVG)	47	45	↓ 4 %

FOURPLEX

	AUGUST 2025	AUGUST 2026	CHANGE
NEW LISTINGS	74	158	↑ 114 %
PENDING CONTRACTS	77	89	↑ 16 %
CLOSED SALES	78	83	↑ 6 %
MEDIAN SALE PRICE	\$1,399,950	\$1,550,000	↑ 11 %
DAYS ON MARKET (AVG)	53	40	↓ 25 %