



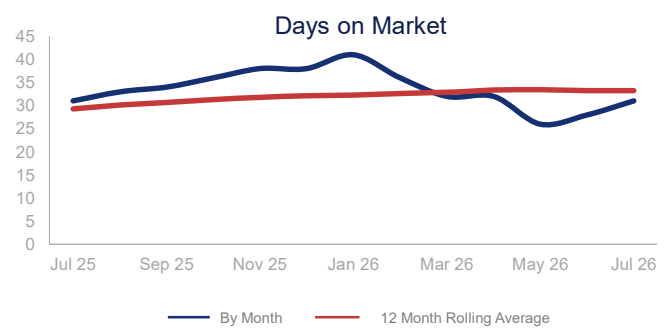
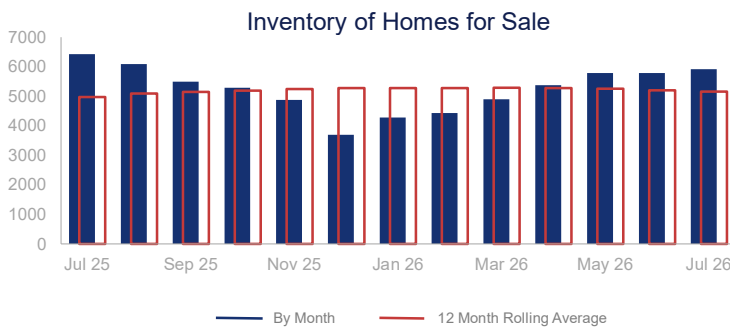
BROKERS • COLONIAL • DONAHOE  
Market Report | July 2026

## SAN DIEGO COUNTY

### Highlights:

- Median Sales Price is up 1.2% over a 12 month rolling average and up 2.3% from the same month last year.
- Inventory of Homes for Sale is up 3.8% over a 12 month rolling average but down 7.8% from the same month last year.
- Closed Sales are up 2.7% over a 12 month rolling average and up 11.0% from the same month last year.

|                      | Change in New Listings | Change in Closed Sales | Change in Inventory |
|----------------------|------------------------|------------------------|---------------------|
| Last Month           | 2.8%                   | -0.7%                  | 2.4%                |
| Same Month Last Year | -5.0%                  | 11.0%                  | -7.8%               |



|                             | July 2025   |  | July 2026   | + / -  | 12 Month Avg | + / - |
|-----------------------------|-------------|--|-------------|--------|--------------|-------|
| New Listings                | 3353        |  | 3185        | -5.0%  | 2779         | -3.6% |
| Pending Sales               | 2124        |  | 2044        | -3.8%  | 1961         | 2.1%  |
| Closed Sales                | 1988        |  | 2206        | 11.0%  | 1912         | 2.7%  |
| Median Sales Price          | \$915,000   |  | \$936,000   | 2.3%   | \$912,784    | 1.2%  |
| Average Sales Price         | \$1,202,649 |  | \$1,233,737 | 2.6%   | \$1,224,602  | 3.0%  |
| List to Sale Price Ratio    | 97.4%       |  | 98.2%       | 0.8%   | 97.8%        | -2.0% |
| Days on Market              | 31          |  | 31          | 0.0%   | 33           | 13.6% |
| Inventory of Homes for Sale | 6414        |  | 5913        | -7.8%  | 5156         | 3.8%  |
| Months Supply of Inventory  | 3.2         |  | 2.7         | -15.6% | 2.7          | 7.2%  |

### % Change in Median Price

