

Housing Supply Overview

A Research Tool Provided by the Greater San Diego Association of REALTORS®

December 2025

U.S. pending home sales climbed to their highest level in nearly three years, rising 3.3% month-over-month, according to the National Association of REALTORS®. Economists polled by Reuters had forecast a 1.0% increase in contract signings. On a year-over-year basis, pending home sales advanced 2.6%, with both monthly and annual gains recorded across all four regions. For the 12-month period spanning January 2025 through December 2025, Pending Sales in the San Diego were down 1.3 percent overall. The price range with the largest gain in sales was the \$5,000,001 and Above range, where they increased 5.6 percent.

The overall Median Sales Price was up 0.3 percent to \$900,000. The property type with the largest price gain was the Single-Family Homes segment, where prices remained flat at \$1,050,500. The price range that tended to sell the quickest was the \$1,250,001 to \$2,000,000 range at 37 days; the price range that tended to sell the slowest was the \$5,000,001 and Above range at 74 days.

Market-wide, inventory levels were down 50.6 percent. The property type with the smallest decline was the Condos - Townhomes segment, where they decreased 44.5 percent. That amounts to 0.8 months supply for Single-Family homes and 1.3 months supply for Condos.

Quick Facts

+ 5.6%	+ 6.7%	- 0.0%
Price Range With Strongest Pending Sales:	Home Size With Strongest Pending Sales:	Property Type With Strongest Pending Sales:
\$5,000,001 and Above	3,001 to 4,000 Sq Ft	Single-Family Homes

Residential real estate activity in San Diego County, comprised of single family properties, townhomes and condominiums. Percent changes are calculated using rounded figures.

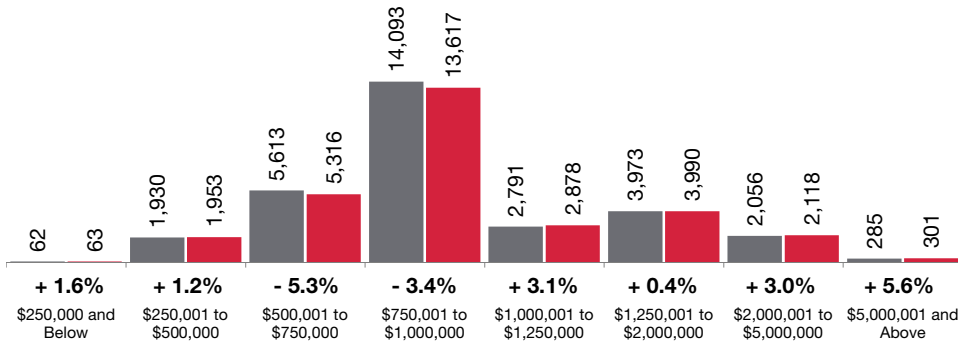
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Pending Sales

A count of properties on which offers have been accepted. Based on a rolling 12-month calculation.

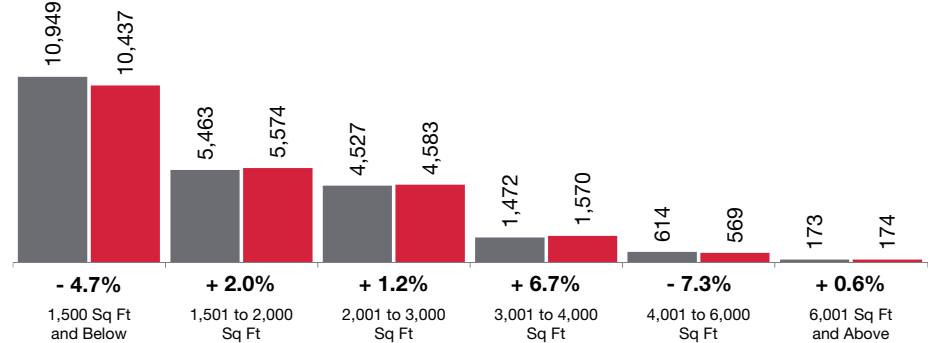
By Price Range

■ 12-2024 ■ 12-2025



By Square Feet

■ 12-2024 ■ 12-2025



All Properties

By Price Range	12-2024	12-2025	Change
\$250,000 and Below	62	63	+ 1.6%
\$250,001 to \$500,000	1,930	1,953	+ 1.2%
\$500,001 to \$750,000	5,613	5,316	- 5.3%
\$750,001 to \$1,000,000	14,093	13,617	- 3.4%
\$1,000,001 to \$1,250,000	2,791	2,878	+ 3.1%
\$1,250,001 to \$2,000,000	3,973	3,990	+ 0.4%
\$2,000,001 to \$5,000,000	2,056	2,118	+ 3.0%
\$5,000,001 and Above	285	301	+ 5.6%
All Price Ranges	23,198	22,907	- 1.3%

Single-Family Homes

12-2024	12-2025	Change	12-2024	12-2025	Change
33	23	- 30.3%	29	40	+ 37.9%
215	196	- 8.8%	1,715	1,757	+ 2.4%
2,203	2,082	- 5.5%	3,410	3,234	- 5.2%
7,242	7,071	- 2.4%	6,851	6,546	- 4.5%
2,276	2,341	+ 2.9%	515	537	+ 4.3%
3,301	3,364	+ 1.9%	672	626	- 6.8%
1,791	1,814	+ 1.3%	265	304	+ 14.7%
277	288	+ 4.0%	8	13	+ 62.5%
14,887	14,880	- 0.0%	8,311	8,027	- 3.4%

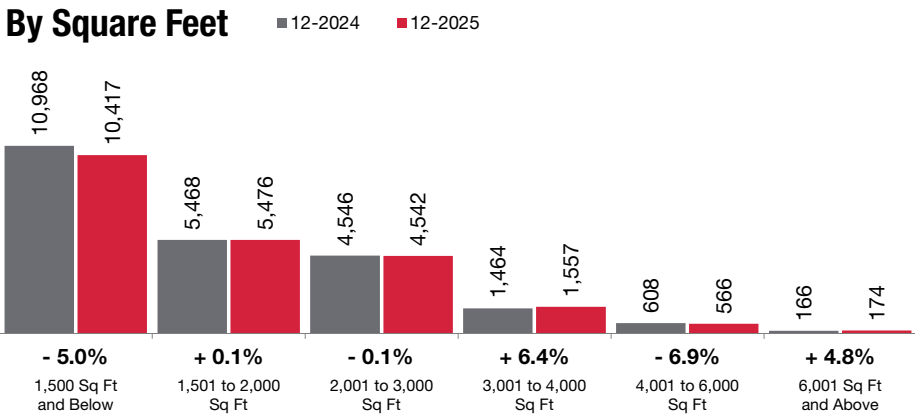
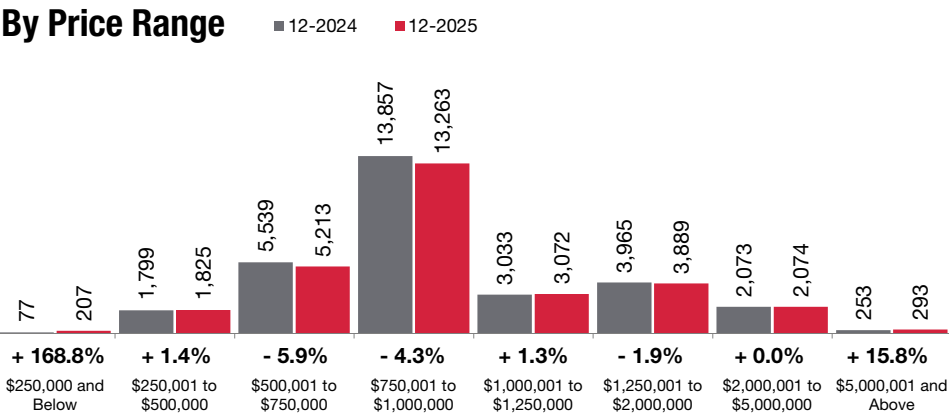
Condos - Townhomes

By Square Feet	12-2024	12-2025	Change
1,500 Sq Ft and Below	10,949	10,437	- 4.7%
1,501 to 2,000 Sq Ft	5,463	5,574	+ 2.0%
2,001 to 3,000 Sq Ft	4,527	4,583	+ 1.2%
3,001 to 4,000 Sq Ft	1,472	1,570	+ 6.7%
4,001 to 6,000 Sq Ft	614	569	- 7.3%
6,001 Sq Ft and Above	173	174	+ 0.6%
All Square Footage	23,198	22,907	- 1.3%

12-2024	12-2025	Change	12-2024	12-2025	Change
4,596	4,355	- 5.2%	6,353	6,082	- 4.3%
3,939	4,077	+ 3.5%	1,524	1,497	- 1.8%
4,149	4,189	+ 1.0%	378	394	+ 4.2%
1,430	1,527	+ 6.8%	42	43	+ 2.4%
601	560	- 6.8%	13	9	- 30.8%
172	172	0.0%	1	2	+ 100.0%
14,887	14,880	- 0.0%	8,311	8,027	- 3.4%

Closed Sales

A count of the actual sales that have closed in a given month. Based on a rolling 12-month calculation.



All Properties			
By Price Range	12-2024	12-2025	Change
\$250,000 and Below	77	207	+ 168.8%
\$250,001 to \$500,000	1,799	1,825	+ 1.4%
\$500,001 to \$750,000	5,539	5,213	- 5.9%
\$750,001 to \$1,000,000	13,857	13,263	- 4.3%
\$1,000,001 to \$1,250,000	3,033	3,072	+ 1.3%
\$1,250,001 to \$2,000,000	3,965	3,889	- 1.9%
\$2,000,001 to \$5,000,000	2,073	2,074	+ 0.0%
\$5,000,001 and Above	253	293	+ 15.8%
All Price Ranges	23,183	22,732	- 1.9%

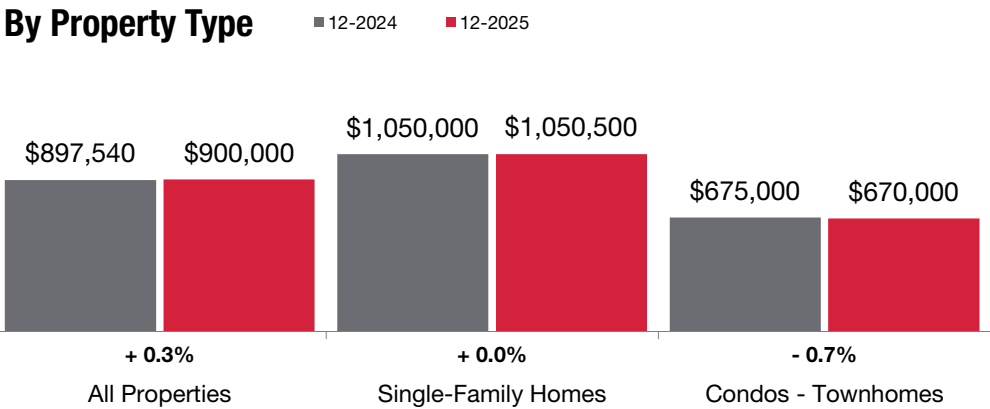
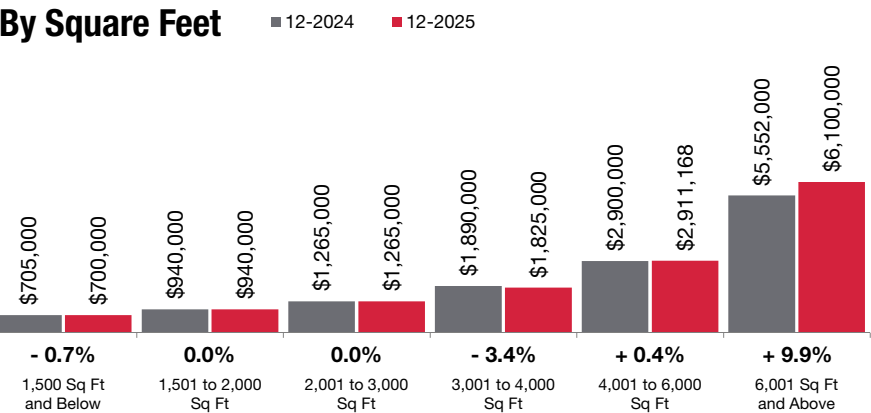
All Properties			
By Square Feet	12-2024	12-2025	Change
1,500 Sq Ft and Below	10,968	10,417	- 5.0%
1,501 to 2,000 Sq Ft	5,468	5,476	+ 0.1%
2,001 to 3,000 Sq Ft	4,546	4,542	- 0.1%
3,001 to 4,000 Sq Ft	1,464	1,557	+ 6.4%
4,001 to 6,000 Sq Ft	608	566	- 6.9%
6,001 Sq Ft and Above	166	174	+ 4.8%
All Square Footage	23,183	22,732	- 1.9%

Single-Family Homes			Condos - Townhomes		
12-2024	12-2025	Change	12-2024	12-2025	Change
39	100	+ 156.4%	38	107	+ 181.6%
200	193	- 3.5%	1,599	1,632	+ 2.1%
2,040	1,920	- 5.9%	3,499	3,293	- 5.9%
7,020	6,801	- 3.1%	6,837	6,462	- 5.5%
2,474	2,525	+ 2.1%	559	547	- 2.1%
3,304	3,272	- 1.0%	661	617	- 6.7%
1,811	1,787	- 1.3%	262	287	+ 9.5%
247	275	+ 11.3%	6	18	+ 200.0%
14,857	14,736	- 0.8%	8,326	7,996	- 4.0%

Single-Family Homes			Condos - Townhomes		
12-2024	12-2025	Change	12-2024	12-2025	Change
4,603	4,343	- 5.6%	6,365	6,074	- 4.6%
3,945	3,998	+ 1.3%	1,523	1,478	- 3.0%
4,129	4,148	+ 0.5%	380	394	+ 3.7%
1,419	1,519	+ 7.0%	45	38	- 15.6%
596	556	- 6.7%	12	10	- 16.7%
165	172	+ 4.2%	1	2	+ 100.0%
14,857	14,736	- 0.8%	8,326	7,996	- 4.0%

Median Sales Price

Point at which half of the sales sold for more and half sold for less, not accounting for seller concessions, in a given month. **Based on a rolling 12-month median.**



All Properties			
By Square Feet	12-2024	12-2025	Change
1,500 Sq Ft and Below	\$705,000	\$700,000	- 0.7%
1,501 to 2,000 Sq Ft	\$940,000	\$940,000	0.0%
2,001 to 3,000 Sq Ft	\$1,265,000	\$1,265,000	0.0%
3,001 to 4,000 Sq Ft	\$1,890,000	\$1,825,000	- 3.4%
4,001 to 6,000 Sq Ft	\$2,900,000	\$2,911,168	+ 0.4%
6,001 Sq Ft and Above	\$5,552,000	\$6,100,000	+ 9.9%
All Square Footage	\$897,540	\$900,000	+ 0.3%

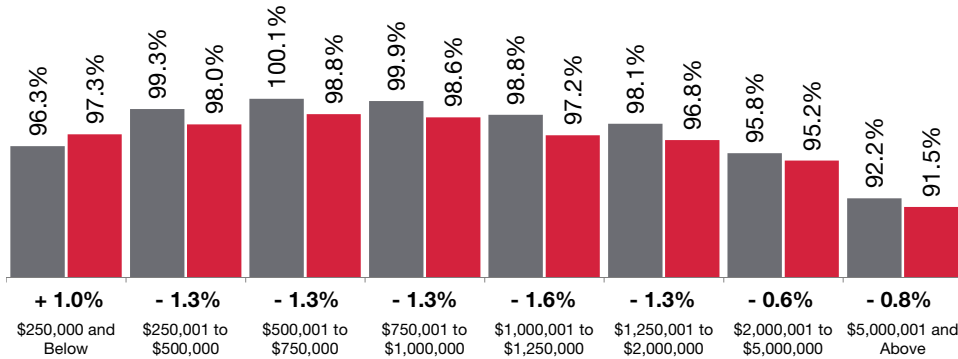
Single-Family Homes			Condos - Townhomes		
12-2024	12-2025	Change	12-2024	12-2025	Change
\$799,000	\$800,000	+ 0.1%	\$610,000	\$600,000	- 1.6%
\$950,000	\$950,000	0.0%	\$899,990	\$902,500	+ 0.3%
\$1,250,000	\$1,250,000	0.0%	\$1,497,500	\$1,550,000	+ 3.5%
\$1,877,500	\$1,800,000	- 4.1%	\$2,360,000	\$2,225,000	- 5.7%
\$2,890,000	\$2,900,000	+ 0.3%	\$3,930,000	\$3,424,500	- 12.9%
\$5,554,000	\$6,100,000	+ 9.8%	\$2,250,000	\$3,690,550	+ 64.0%
\$1,050,000	\$1,050,500	+ 0.0%	\$675,000	\$670,000	- 0.7%

Percent of Original List Price Received

Percentage found when dividing a property's sales price by its original list price, then taking the average for all properties sold, in a given month, not accounting for seller concessions. **Based on a rolling 12-month average.**

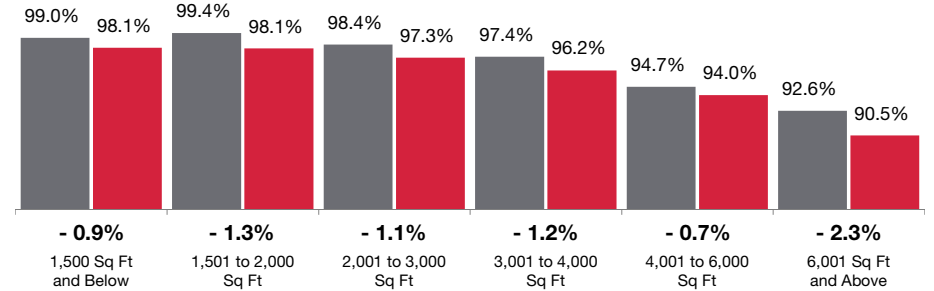
By Price Range

■ 12-2024 ■ 12-2025



By Square Feet

■ 12-2024 ■ 12-2025



All Properties

By Price Range	12-2024	12-2025	Change
\$250,000 and Below	96.3%	97.3%	+ 1.0%
\$250,001 to \$500,000	99.3%	98.0%	- 1.3%
\$500,001 to \$750,000	100.1%	98.8%	- 1.3%
\$750,001 to \$1,000,000	99.9%	98.6%	- 1.3%
\$1,000,001 to \$1,250,000	98.8%	97.2%	- 1.6%
\$1,250,001 to \$2,000,000	98.1%	96.8%	- 1.3%
\$2,000,001 to \$5,000,000	95.8%	95.2%	- 0.6%
\$5,000,001 and Above	92.2%	91.5%	- 0.8%
All Price Ranges	99.0%	97.7%	- 1.3%

Single-Family Homes

12-2024	12-2025	Change	12-2024	12-2025	Change
94.1%	93.9%	- 0.2%	99.0%	99.6%	+ 0.6%
100.8%	98.6%	- 2.2%	99.0%	98.0%	- 1.0%
101.1%	100.2%	- 0.9%	99.4%	98.0%	- 1.4%
100.5%	99.3%	- 1.2%	99.2%	97.9%	- 1.3%
99.0%	97.4%	- 1.6%	97.8%	96.3%	- 1.5%
98.3%	96.9%	- 1.4%	96.9%	96.1%	- 0.8%
96.0%	95.3%	- 0.7%	94.5%	94.7%	+ 0.2%
92.4%	91.4%	- 1.1%	87.6%	95.1%	+ 8.6%
99.1%	97.7%	- 1.4%	98.8%	97.5%	- 1.3%

Condos - Townhomes

By Square Feet	12-2024	12-2025	Change
1,500 Sq Ft and Below	99.0%	98.1%	- 0.9%
1,501 to 2,000 Sq Ft	99.4%	98.1%	- 1.3%
2,001 to 3,000 Sq Ft	98.4%	97.3%	- 1.1%
3,001 to 4,000 Sq Ft	97.4%	96.2%	- 1.2%
4,001 to 6,000 Sq Ft	94.7%	94.0%	- 0.7%
6,001 Sq Ft and Above	92.6%	90.5%	- 2.3%
All Square Footage	99.0%	97.7%	- 1.3%

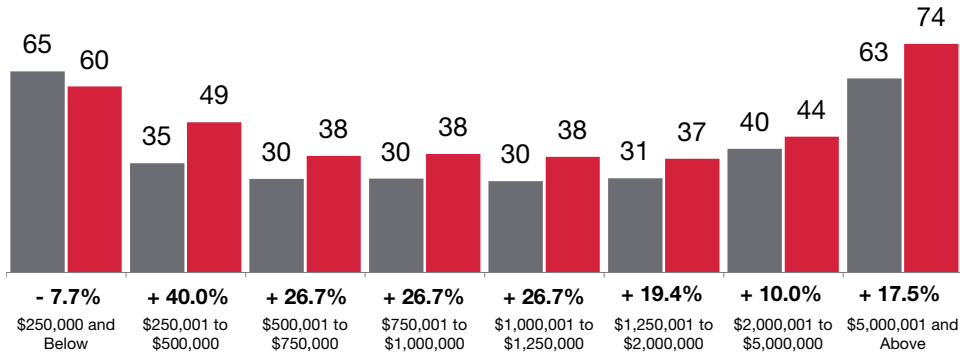
12-2024	12-2025	Change	12-2024	12-2025	Change
100.3%	98.9%	- 1.4%	98.9%	97.6%	- 1.3%
99.7%	98.4%	- 1.3%	98.7%	97.3%	- 1.4%
98.5%	97.3%	- 1.2%	97.3%	96.9%	- 0.4%
97.5%	96.2%	- 1.3%	92.4%	93.6%	+ 1.3%
94.8%	94.1%	- 0.7%	91.3%	90.7%	- 0.7%
92.7%	90.4%	- 2.5%	77.6%	93.4%	+ 20.4%
99.1%	97.7%	- 1.4%	98.8%	97.5%	- 1.3%

Days on Market Until Sale

Average number of days between when a property is listed and when an offer is accepted, in a given month.
Based on a rolling 12-month average.

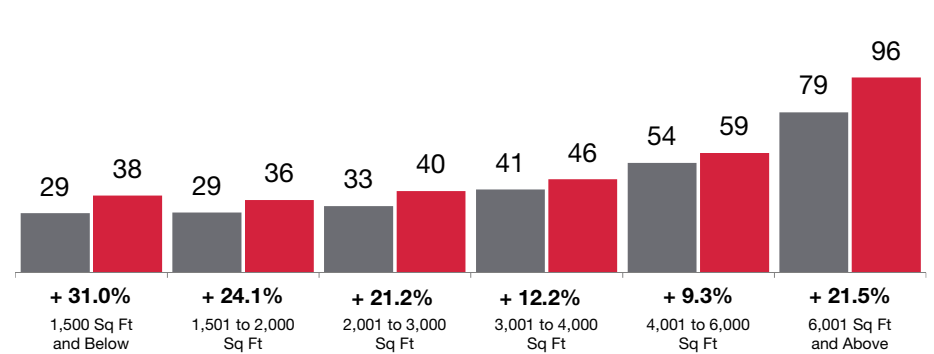
By Price Range

■ 12-2024 ■ 12-2025



By Square Feet

■ 12-2024 ■ 12-2025



All Properties

By Price Range	12-2024	12-2025	Change
\$250,000 and Below	65	60	- 7.7%
\$250,001 to \$500,000	35	49	+ 40.0%
\$500,001 to \$750,000	30	38	+ 26.7%
\$750,001 to \$1,000,000	30	38	+ 26.7%
\$1,000,001 to \$1,250,000	30	38	+ 26.7%
\$1,250,001 to \$2,000,000	31	37	+ 19.4%
\$2,000,001 to \$5,000,000	40	44	+ 10.0%
\$5,000,001 and Above	63	74	+ 17.5%
All Price Ranges	32	39	+ 21.9%

Single-Family Homes

12-2024	12-2025	Change	12-2024	12-2025	Change
69	55	- 20.3%	62	65	+ 4.8%
41	58	+ 41.5%	35	48	+ 37.1%
30	35	+ 16.7%	31	39	+ 25.8%
29	35	+ 20.7%	32	42	+ 31.3%
29	37	+ 27.6%	33	40	+ 21.2%
30	36	+ 20.0%	33	41	+ 24.2%
39	43	+ 10.3%	50	51	+ 2.0%
63	75	+ 19.0%	58	57	- 1.7%
31	38	+ 22.6%	33	42	+ 27.3%

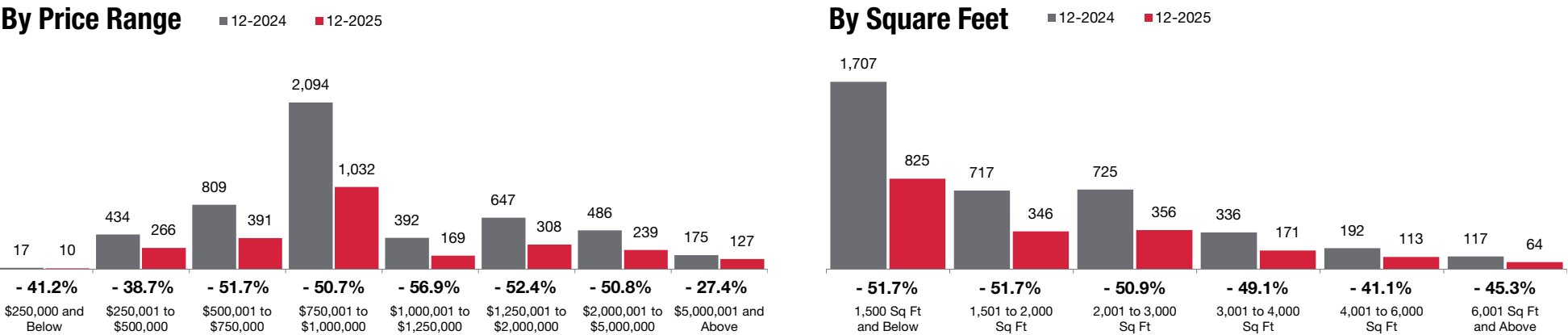
Condos - Townhomes

By Square Feet	12-2024	12-2025	Change
1,500 Sq Ft and Below	29	38	+ 31.0%
1,501 to 2,000 Sq Ft	29	36	+ 24.1%
2,001 to 3,000 Sq Ft	33	40	+ 21.2%
3,001 to 4,000 Sq Ft	41	46	+ 12.2%
4,001 to 6,000 Sq Ft	54	59	+ 9.3%
6,001 Sq Ft and Above	79	96	+ 21.5%
All Square Footage	32	39	+ 21.9%

12-2024	12-2025	Change	12-2024	12-2025	Change
26	32	+ 23.1%	31	42	+ 35.5%
27	33	+ 22.2%	35	43	+ 22.9%
32	39	+ 21.9%	39	46	+ 17.9%
40	46	+ 15.0%	58	48	- 17.2%
53	59	+ 11.3%	82	60	- 26.8%
78	96	+ 23.1%	142	91	- 35.9%
31	38	+ 22.6%	33	42	+ 27.3%

Inventory of Homes for Sale

The number of properties available for sale in active status at the end of a given month.
Based on one month of activity.



All Properties				Single-Family Homes			Condos - Townhomes		
By Price Range	12-2024	12-2025	Change	12-2024	12-2025	Change	12-2024	12-2025	Change
\$250,000 and Below	17	10	- 41.2%	5	2	- 60.0%	12	8	- 33.3%
\$250,001 to \$500,000	434	266	- 38.7%	60	35	- 41.7%	374	231	- 38.2%
\$500,001 to \$750,000	809	391	- 51.7%	241	86	- 64.3%	568	305	- 46.3%
\$750,001 to \$1,000,000	2,094	1,032	- 50.7%	872	358	- 58.9%	1,222	674	- 44.8%
\$1,000,001 to \$1,250,000	392	169	- 56.9%	304	121	- 60.2%	88	48	- 45.5%
\$1,250,001 to \$2,000,000	647	308	- 52.4%	521	233	- 55.3%	126	75	- 40.5%
\$2,000,001 to \$5,000,000	486	239	- 50.8%	396	194	- 51.0%	90	45	- 50.0%
\$5,000,001 and Above	175	127	- 27.4%	172	121	- 29.7%	3	6	+ 100.0%
All Price Ranges	3,794	1,876	- 50.6%	2,265	1,027	- 54.7%	1,529	849	- 44.5%

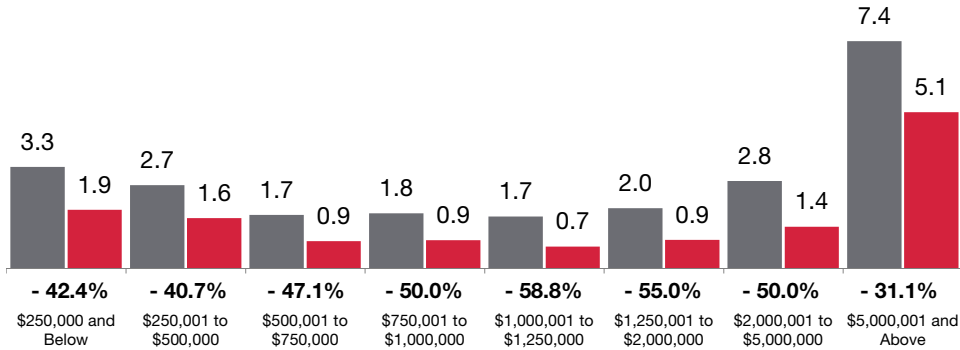
By Square Feet	12-2024	12-2025	Change	12-2024	12-2025	Change	12-2024	12-2025	Change
1,500 Sq Ft and Below	1,707	825	- 51.7%	532	190	- 64.3%	1,175	635	- 46.0%
1,501 to 2,000 Sq Ft	717	346	- 51.7%	463	200	- 56.8%	254	146	- 42.5%
2,001 to 3,000 Sq Ft	725	356	- 50.9%	640	305	- 52.3%	85	51	- 40.0%
3,001 to 4,000 Sq Ft	336	171	- 49.1%	327	161	- 50.8%	9	10	+ 11.1%
4,001 to 6,000 Sq Ft	192	113	- 41.1%	187	107	- 42.8%	5	6	+ 20.0%
6,001 Sq Ft and Above	117	64	- 45.3%	116	63	- 45.7%	1	1	0.0%
All Square Footage	3,794	1,876	- 50.6%	2,265	1,027	- 54.7%	1,529	849	- 44.5%

Months Supply of Inventory

The inventory of homes for sale at the end of the most recent month, **based on one month of activity**, divided by the average monthly pending sales from the last 12 months.

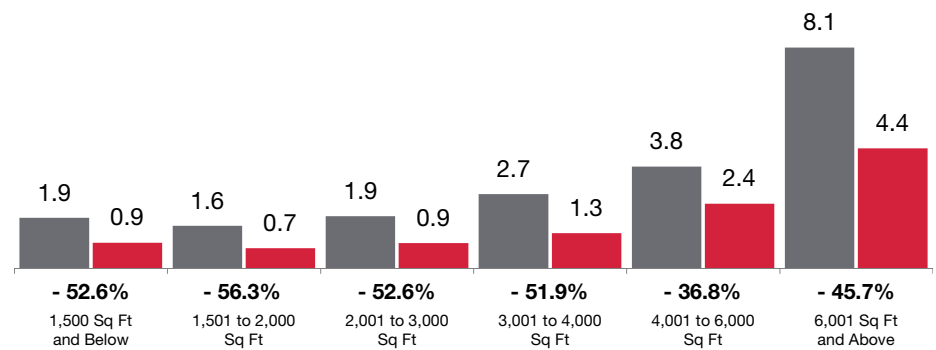
By Price Range

■ 12-2024 ■ 12-2025



By Square Feet

■ 12-2024 ■ 12-2025



All Properties

By Price Range	12-2024	12-2025	Change
\$250,000 and Below	3.3	1.9	- 42.4%
\$250,001 to \$500,000	2.7	1.6	- 40.7%
\$500,001 to \$750,000	1.7	0.9	- 47.1%
\$750,001 to \$1,000,000	1.8	0.9	- 50.0%
\$1,000,001 to \$1,250,000	1.7	0.7	- 58.8%
\$1,250,001 to \$2,000,000	2.0	0.9	- 55.0%
\$2,000,001 to \$5,000,000	2.8	1.4	- 50.0%
\$5,000,001 and Above	7.4	5.1	- 31.1%
All Price Ranges	2.0	1.0	- 50.0%

Single-Family Homes

12-2024	12-2025	Change
1.8	0.9	- 50.0%
3.3	2.1	- 36.4%
1.3	0.5	- 61.5%
1.4	0.6	- 57.1%
1.6	0.6	- 62.5%
1.9	0.8	- 57.9%
2.7	1.3	- 51.9%
7.5	5.0	- 33.3%
1.8	0.8	- 55.6%

Condos - Townhomes

12-2024	12-2025	Change
4.6	2.4	- 47.8%
2.6	1.6	- 38.5%
2.0	1.1	- 45.0%
2.1	1.2	- 42.9%
2.1	1.1	- 47.6%
2.3	1.4	- 39.1%
4.1	1.8	- 56.1%
1.9	4.2	+ 121.1%
2.2	1.3	- 40.9%

By Square Feet

By Square Feet	12-2024	12-2025	Change
1,500 Sq Ft and Below	1.9	0.9	- 52.6%
1,501 to 2,000 Sq Ft	1.6	0.7	- 56.3%
2,001 to 3,000 Sq Ft	1.9	0.9	- 52.6%
3,001 to 4,000 Sq Ft	2.7	1.3	- 51.9%
4,001 to 6,000 Sq Ft	3.8	2.4	- 36.8%
6,001 Sq Ft and Above	8.1	4.4	- 45.7%
All Square Footage	2.0	1.0	- 50.0%

12-2024	12-2025	Change
1.4	0.5	- 64.3%
1.4	0.6	- 57.1%
1.9	0.9	- 52.6%
2.7	1.3	- 51.9%
3.7	2.3	- 37.8%
8.1	4.4	- 45.7%
1.8	0.8	- 55.6%
2.2	1.3	- 40.9%