kw KELLERWILLIAMS REALTY

# EMERSON GROUP

REAL ESTATE WEALTH ADVISORS

170+ 5-star client reviews & counting!

# SAN DIEGO COUNTY - MARKET OVERVIEW

## SEPTEMBER 2026

## SINGLE-FAMILY

YEAR-OVER-YEAR

| | SEPTEMBER 2025 | SEPTEMBER 2026 | CHANGE |
|---|---|---|---|
| NEW LISTINGS | 1,764 | 1,746 | ↓ 1% |
| ACTIVE LISTINGS | 3,286 | 2,993 | ↓ 9% |
| PENDING SALES | 1,300 | 1,044 | ↓ 20% |
| CLOSED SALES | 1,292 | 1,054 | ↓ 18% |
| MEDIAN SALES PRICE | $1,020,000 | $1,075,000 | ↑ 5% |

## CONDO/TOWNHOUSE

YEAR-OVER-YEAR

| | SEPTEMBER 2025 | SEPTEMBER 2026 | CHANGE |
|---|---|---|---|
| NEW LISTINGS | 1,168 | 1,205 | ↑ 3% |
| ACTIVE LISTINGS | 2,515 | 2,747 | ↑ 9% |
| PENDING SALES | 722 | 592 | ↓ 18% |
| CLOSED SALES | 727 | 582 | ↓ 20% |
| MEDIAN SALES PRICE | $671,500 | $665,000 | ↓ 1% |

*PERCENTAGES ROUNDED

DATA USED FROM SAN DIEGO MLS - SAN DIEGO COUNTY

NICK EMERSON - (858) 692-1805 - WWW.EMERSONGROUPSD.COM

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# SAN DIEGO COUNTY - MULTI FAMILY

## (2-4 UNITS) SEPTEMBER 2026

### DUPLEX

| YEAR-OVER-YEAR | SEPTEMBER 2025 | SEPTEMBER 2026 | CHANGE |
|---|---|---|---|
| NEW LISTINGS | 43 | 65 | ↑ 51% |
| PENDING CONTRACTS | 40 | 53 | ↑ 33% |
| CLOSED SALES | 29 | 39 | ↑ 34% |
| MEDIAN SALE PRICE | $1,150,000 | $1,150,000 | 0% |
| DAYS ON MARKET (AVG) | 43 | 54 | ↑ 26% |

### TRIPLEX

| YEAR-OVER-YEAR | SEPTEMBER 2025 | SEPTEMBER 2026 | CHANGE |
|---|---|---|---|
| NEW LISTINGS | 27 | 25 | ↓ 7% |
| PENDING CONTRACTS | 21 | 20 | ↓ 5% |
| CLOSED SALES | 12 | 10 | ↓ 17% |
| MEDIAN SALE PRICE | $1,302,000 | $1,285,000 | ↓ 1% |
| DAYS ON MARKET (AVG) | 67 | 29 | ↓ 57% |

### FOURPLEX

| YEAR-OVER-YEAR | SEPTEMBER 2025 | SEPTEMBER 2026 | CHANGE |
|---|---|---|---|
| NEW LISTINGS | 10 | 33 | ↑ 230% |
| PENDING CONTRACTS | 7 | 11 | ↑ 57% |
| CLOSED SALES | 7 | 10 | ↑ 43% |
| MEDIAN SALE PRICE | $1,667,000 | $1,675,000 | 0% |
| DAYS ON MARKET (AVG) | 43 | 36 | ↓ 16% |

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