kw KELLERWILLIAMS. REALTY

EMERSON GROUP

REAL ESTATE WEALTH ADVISORS

170+ 5-star client reviews & counting!

SAN DIEGO COUNTY - MARKET OVERVIEW

OCTOBER 2026

SINGLE-FAMILY

YEAR-OVER-YEAR

	OCTOBER 2025	OCTOBER 2026	CHANGE
NEW LISTINGS	1,840	1,630	↓ 11%
ACTIVE LISTINGS	3,185	3,054	↓ 4%
PENDING SALES	1,270	947	↓ 25%
CLOSED SALES	1,367	1,038	↓ 24%
MEDIAN SALES PRICE	$1,000,000	$1,065,000	↑ 7%

CONDO/TOWNHOUSE

YEAR-OVER-YEAR

NEW LISTINGS	1,242	1,091	↓ 12%
ACTIVE LISTINGS	2,461	2,663	↑ 8%
PENDING SALES	752	565	↓ 25%
CLOSED SALES	731	575	↓ 21%
MEDIAN SALES PRICE	$659,000	$658,000	— 0%

*PERCENTAGES ROUNDED

DATA USED FROM SAN DIEGO MLS - SAN DIEGO COUNTY

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

kw KELLERWILLIAMS. REALTY

EMERSON GROUP

REAL ESTATE WEALTH ADVISORS

170+ 5-star client reviews & counting!

SAN DIEGO COUNTY - MULTI FAMILY

(2-4 UNITS) OCTOBER 2026

DUPLEX

YEAR-OVER-YEAR

	OCTOBER 2025	OCTOBER 2026	CHANGE
NEW LISTINGS	45	56	↑ 24 %
PENDING CONTRACTS	47	42	↓ 11 %
CLOSED SALES	25	32	↑ 28 %
MEDIAN SALE PRICE	$1,110,000	$987,500	↓ 11 %
DAYS ON MARKET (AVG)	46	58	↑ 26 %

TRIPLEX

YEAR-OVER-YEAR

NEW LISTINGS	21	31	↑ 48 %
PENDING CONTRACTS	20	20	0 %
CLOSED SALES	16	10	↓ 38 %
MEDIAN SALE PRICE	$1,392,500	$1,650,000	↑ 18 %
DAYS ON MARKET (AVG)	58	25	↓ 57 %

FOURPLEX

YEAR-OVER-YEAR

NEW LISTINGS	17	26	↑ 53 %
PENDING CONTRACTS	26	16	↓ 38 %
CLOSED SALES	7	6	↓ 14 %
MEDIAN SALE PRICE	$1,510,000	$1,405,000	↓ 7 %
DAYS ON MARKET (AVG)	47	81	↑ 72 %

*PERCENTAGES ROUNDED

DATA USED FROM SAN DIEGO MLS - SAN DIEGO COUNTY

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