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Active Competition and Pending Sales

Every condo and townhome listed under \$540,000 within a half mile, as a buyer would see them in a search this week.

PROPERTY Sample condo, San Diego 921XX	TYPE 2 bd · 1.5 ba · 872 sq ft	BUILT / HOA 1970s gated · \$425/mo	PREPARED Sample date, 2026
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ACTIVE LISTINGS · HALF-MILE RADIUS · UNDER \$540,000

LISTING	TYPE	BD/BA	SQ FT	FLOOR	LIST	ORIGINAL	\$/SQ FT	DOM	HOA	PARKING	STATUS	READ
Subject · ground floor	Condo	2/1.5	872	1	\$489,000	\$489,000	\$561	6	\$425	1 deeded	Active	OURS
Complex B, unit · 2	Condo	2/2	958	2	\$488,000	\$499,000	\$509	41	\$460	1 assigned	Active	MAIN THREAT
Complex C, unit · 7	Townhome	2/1.5	1,020	2-story	\$499,000	\$499,000	\$489	23	\$395	Carport	Active	DIFF. BUYER
Same complex, unit · 4	Condo	2/1.5	872	2	\$482,000	\$492,000	\$553	74	\$425	1 assigned	Active	STALE
Same complex, unit · 9	Condo	2/1.5	808	2	\$476,000	\$476,000	\$589	33	\$425	1 assigned	Active	SMALLER
Complex D, unit · 1	Condo	2/1	790	1	\$465,000	\$479,000	\$589	52	\$510	Open	Active	HIGH HOA

PENDING SALES THAT COULD CLOSE DURING OUR ESCROW

LISTING	BD/BA	SQ FT	LIST	ORIGINAL	\$/SQ FT	DOM	STATUS	WATCH
Complex E, unit · 3	2/1.5	840	\$472,000	\$485,000	\$562	86	Pending	Likely under ask
Complex F, unit · 8	2/1	820	\$468,000	\$479,000	\$571	58	Pending · 30-day	Appraisal risk

SUMMARY · 2-BEDROOM ACTIVES

Count	6
Median list price	\$485,000
Median \$/sq ft	\$557
Median days on market	37
Price cuts in last 30 days	3 of 6
Subject rank by \$/sq ft	3rd of 6

WHAT THIS MEANS

- **Main threat:** Complex B is 86 sq ft larger and cut to \$1,000 under us. Our answer is the ground floor, deeded parking and finished plumbing work.
- **Same complex, upstairs:** same size, \$7,000 less, 74 days with no offer. Buyers are passing on stairs and dated finishes.
- **Pendings:** both sat 58+ days and likely close under list. If one closes under about \$465,000 during our escrow, an appraiser can use it.