

Local Market Update for January 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

East San Diego County

ZIP Codes: 91901, 91905, 91906, 91916, 91917, 91931, 91934, 91935, 91941, 91942, 91945, 91948, 91962, 91963, 91977, 91978, 91980, 92004, 92019, 92020, 92021, 92036, 92040, 92066, 92070, 92071, 92086

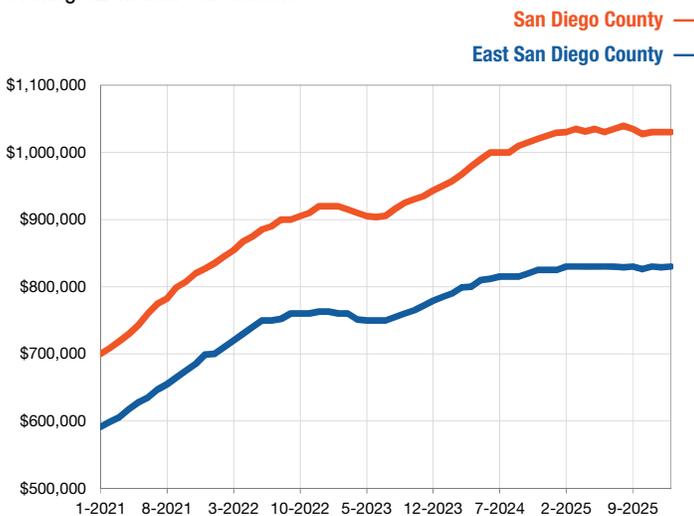
Detached Single-Family	January			Rolling 12 Months		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
Key Metrics						
New Listings	411	301	- 26.8%	4,283	4,322	+ 0.9%
Pending Sales	231	210	- 9.1%	2,947	2,929	- 0.6%
Closed Sales	173	168	- 2.9%	2,966	2,890	- 2.6%
Days on Market Until Sale	36	37	+ 2.8%	25	31	+ 24.0%
Median Sales Price*	\$796,250	\$800,000	+ 0.5%	\$825,000	\$830,000	+ 0.6%
Average Sales Price*	\$809,311	\$856,414	+ 5.8%	\$870,478	\$873,881	+ 0.4%
Percent of Original List Price Received*	97.9%	97.2%	- 0.7%	99.1%	98.1%	- 1.0%
Percent of List Price Received*	99.6%	98.7%	- 0.9%	100.1%	99.4%	- 0.7%
Inventory of Homes for Sale	685	490	- 28.5%	--	--	--
Months Supply of Inventory	2.8	2.0	- 28.6%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached Single-Family	January			Rolling 12 Months		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
Key Metrics						
New Listings	145	127	- 12.4%	1,334	1,467	+ 10.0%
Pending Sales	65	79	+ 21.5%	898	814	- 9.4%
Closed Sales	58	58	0.0%	904	790	- 12.6%
Days on Market Until Sale	43	41	- 4.7%	26	36	+ 38.5%
Median Sales Price*	\$490,750	\$514,750	+ 4.9%	\$545,000	\$525,000	- 3.7%
Average Sales Price*	\$501,177	\$530,849	+ 5.9%	\$550,923	\$539,706	- 2.0%
Percent of Original List Price Received*	98.5%	97.5%	- 1.0%	99.4%	98.2%	- 1.2%
Percent of List Price Received*	99.8%	99.6%	- 0.2%	100.4%	100.0%	- 0.4%
Inventory of Homes for Sale	222	196	- 11.7%	--	--	--
Months Supply of Inventory	3.0	2.9	- 3.3%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Median Sales Price – Detached Single-Family
Rolling 12-Month Calculation



Median Sales Price – Attached Single-Family
Rolling 12-Month Calculation

