

Annual Report on the North San Diego County Housing Market

RESIDENTIAL REAL ESTATE ACTIVITY IN NORTH SAN DIEGO COUNTY



2025

The U.S. housing market navigated a challenging landscape throughout 2025. Mortgage rates remained elevated compared with recent years, and home prices continued to rise nationwide. Demand for affordable housing far outpaced supply, and with fewer buyers able to keep up with rising costs, sales of previously owned homes were subdued. Younger buyers faced steep hurdles as high rents, inflation, and student loan debt limited their ability to save for a down payment. By mid-2025, first-time buyers accounted for just 21% of all home purchases, while the typical age of a first-time buyer reached a record high of 40, according to the National Association of REALTORS® (NAR). This aging trend extended across the broader market, as the median age of all homebuyers reached 59. NAR data show that homeowners also set a record, staying in their homes a median of 11 years before selling.

With sales activity down, inventory continued to edge higher, and homes spent more time on the market compared with the previous year, signaling a shift toward more balanced market conditions. The rise in supply has given buyers more options and reduced the sense of urgency that characterized the post-pandemic market, while sellers have rediscovered the importance of strategic pricing, especially in areas where inventory growth is strongest. Although price appreciation has slowed, home values remain roughly 50% higher than pre-pandemic levels, stretching budgets and prompting many would-be buyers to delay their home search until affordability increases.

Sales: Pending sales increased 1.0 percent, finishing 2025 at 10,225. Closed sales were also up 1.0 percent to end the year at 10,212.

Listings: Comparing 2025 to the prior year, the number of homes available for sale fell 27.0 percent. There were 1,611 active listings at the end of 2025. New listings increased by 10.5 percent to finish the year at 15,981.

Distressed: During 2025, 7.1 percent of closed sales were Distressed, an increase of 14.5 percent over last year. The Median Sales Price for Foreclosed homes was up 33.5 percent, while the median price for Short Sale homes was down 18.0 percent.

Prices: Home prices were up compared to last year. The overall median sales price increased 1.1 percent to \$1,000,000 for the year. Single-Family Detached home prices were up 0.6 percent compared to last year, while Single-Family Attached home prices were down 3.2 percent.

List Price Received: Sellers received, on average, 97.1 percent of their original list price at sale, a year-over-year decrease of 1.6 percent.

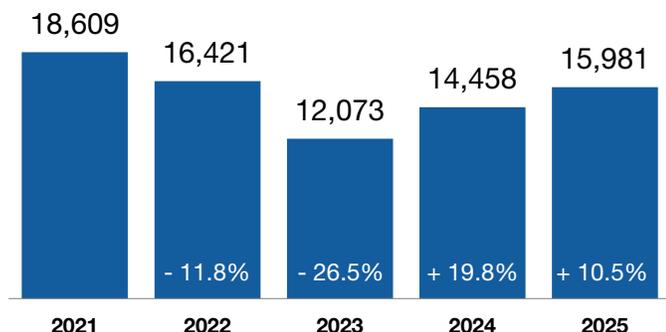
Looking ahead to 2026, experts are forecasting an improvement in market activity. Mortgage rates declined through the second half of 2025 and are expected to stay in the 6% range in the year ahead, supporting incremental gains in affordability. As inventory builds, sales volume is projected to increase. Economists anticipate modest increases in home prices, well below the rapid appreciation of recent years. While conditions should become somewhat more favorable for buyers, affordability constraints and the effects of a decade-long supply shortfall will continue to shape the market. Taken together, these trends suggest 2026 will be a year of stabilization and recovery, rather than dramatic change.

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Quick Facts

New Listings



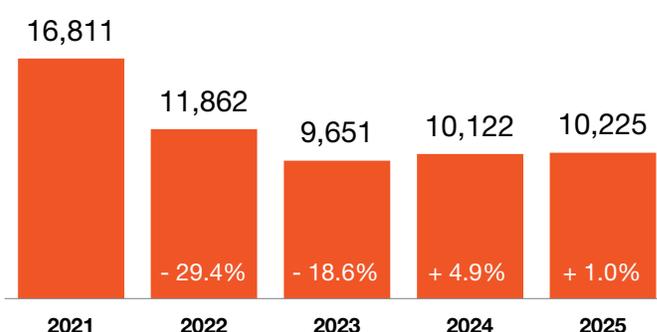
Top 5 Areas: Change in New Listings from 2024

91905 - Boulevard	+ 55.6%
91962 - Pine Valley	+ 53.7%
92110 - Old Town	+ 51.5%
91931 - Guatay	+ 50.0%
92061 - Pauma Valley	+ 40.9%

Bottom 5 Areas: Change in New Listings from 2024

92070 - Santa Ysabel	- 16.7%
92083 - Vista	- 18.8%
91914 - Chula Vista	- 18.8%
91948 - Mount Laguna	- 33.3%
91934 - Jacumba	- 37.5%

Pending Sales



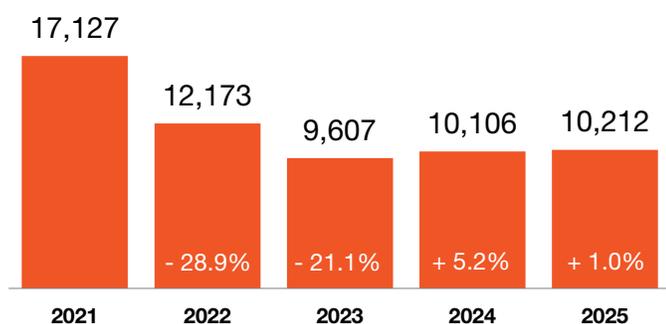
Top 5 Areas: Change in Pending Sales from 2024

91916 - Descanso	+ 36.0%
92110 - Old Town	+ 28.5%
91963 - Potrero	+ 25.0%
91950 - National City	+ 22.6%
92029 - Escondido	+ 19.8%

Bottom 5 Areas: Change in Pending Sales from 2024

91906 - Campo	- 20.0%
92091 - Rancho Santa Fe	- 24.0%
92083 - Vista	- 24.9%
91948 - Mount Laguna	- 50.0%
91934 - Jacumba	- 70.6%

Closed Sales



Top 5 Areas: Change in Closed Sales from 2024

92113 - Logan Heights	+ 32.4%
91963 - Potrero	+ 25.0%
92110 - Old Town	+ 23.4%
92070 - Santa Ysabel	+ 22.2%
92029 - Escondido	+ 16.6%

Bottom 5 Areas: Change in Closed Sales from 2024

92091 - Rancho Santa Fe	- 30.8%
91948 - Mount Laguna	- 44.4%
91931 - Guatay	- 50.0%
92059 - Pala	- 50.0%
91934 - Jacumba	- 53.3%

Median Sales Price



Top 5 Areas: Change in Median Sales Price from 2024

92059 - Pala	+ 67.1%
92061 - Pauma Valley	+ 45.1%
91934 - Jacumba	+ 25.0%
92173 - San Ysidro	+ 22.1%
92107 - Ocean Beach	+ 20.8%

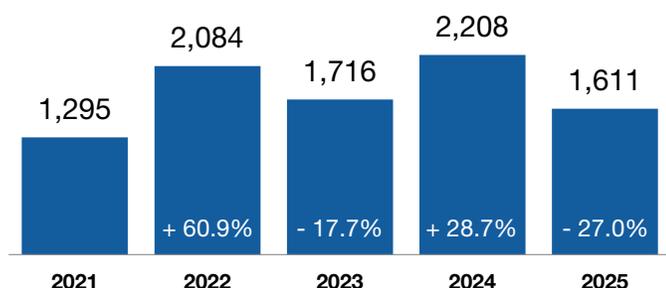
Bottom 5 Areas: Change in Median Sales Price from 2024

92009 - Carlsbad	- 8.3%
92010 - Carlsbad	- 9.2%
92004 - Borrego Springs	- 9.9%
92066 - Ranchita	- 14.1%
91935 - Jamul	- 16.5%

Quick Facts

Inventory of Homes for Sale

At the end of the year



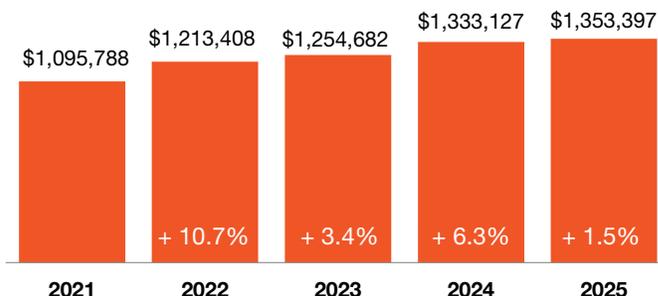
Top 5 Areas: Change in Homes for Sale from 2024

92061 - Pauma Valley	+ 60.0%
92128 - Rancho Bernardo	+ 32.4%
91911 - Chula Vista	+ 29.7%
91905 - Boulevard	+ 28.6%
91962 - Pine Valley	+ 27.3%

Bottom 5 Areas: Change in Homes for Sale from 2024

91963 - Potrero	- 60.0%
91935 - Jamul	- 61.8%
92119 - San Carlos	- 65.0%
92009 - Carlsbad	- 65.8%
92066 - Ranchita	- 66.7%

Average Sales Price



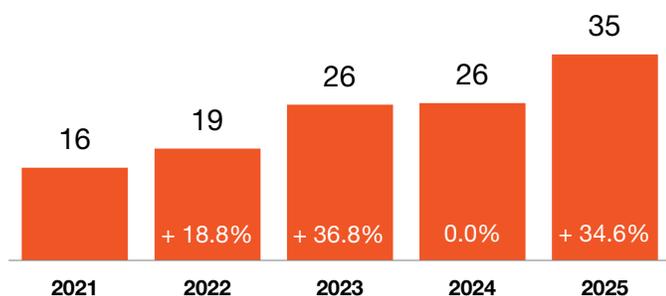
Top 5 Areas: Change in Avg. Sales Price from 2024

92086 - Warner Springs	+ 117.1%
92059 - Pala	+ 67.1%
92003 - Bonsall	+ 61.7%
91962 - Pine Valley	+ 39.0%
92061 - Pauma Valley	+ 18.7%

Bottom 5 Areas: Change in Avg. Sales Price from 2024

91916 - Descanso	- 8.6%
92036 - Julian	- 11.1%
91935 - Jamul	- 12.6%
91948 - Mount Laguna	- 14.7%
91917 - Dulzura	- 17.9%

Days on Market Until Sale



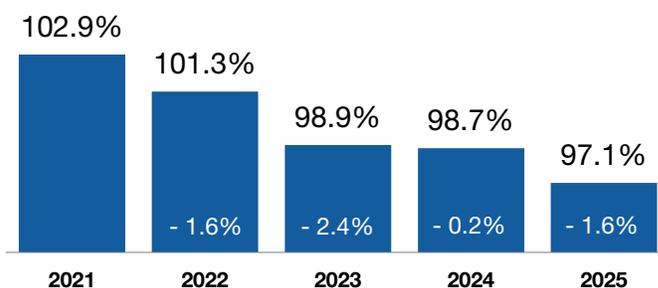
Top 5 Areas: Change in Days on Market from 2024

91931 - Guatay	+ 400.0%
91934 - Jacumba	+ 311.1%
92059 - Pala	+ 175.0%
91914 - Chula Vista	+ 105.3%
92070 - Santa Ysabel	+ 104.8%

Bottom 5 Areas: Change in Days on Market from 2024

91962 - Pine Valley	- 13.3%
91906 - Campo	- 17.4%
91917 - Dulzura	- 20.5%
91905 - Boulevard	- 30.0%
91948 - Mount Laguna	- 53.6%

Percent of Original List Price Received



Top 5 Areas: Change in Pct. of Orig. Price Received from 2024

91905 - Boulevard	+ 7.5%
91917 - Dulzura	+ 5.9%
91934 - Jacumba	+ 2.1%
91948 - Mount Laguna	+ 1.5%
92036 - Julian	+ 0.7%

Bottom 5 Areas: Change in Pct. of Orig. Price Received from 2024

91916 - Descanso	- 2.9%
91906 - Campo	- 3.0%
92059 - Pala	- 3.1%
92129 - Rancho Penasquitos	- 3.5%
92004 - Borrego Springs	- 3.8%

Property Type Review

34

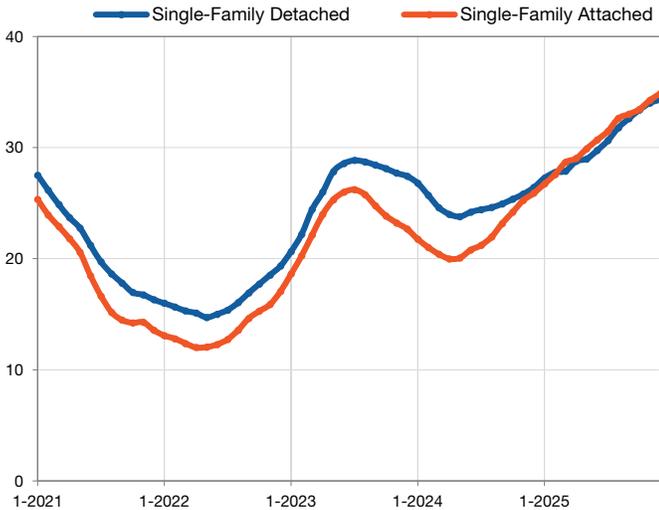
Average Days on Market
Single-Family Detached

35

Average Days on Market
Single-Family Attached

Days on Market Until Sale

This chart uses a rolling 12-month average for each data point.



Top Areas: Single-Family Attached Market Share in 2025

92101 - San Diego Downtown	96.3%
92108 - Mission Valley	94.0%
92121 - Sorrento Valley	68.8%
92122 - University City	60.6%
92075 - Solana Beach	59.7%
92103 - Mission Hills-Hillcrest-Midtown	57.3%
92110 - Old Town	55.6%
92109 - Pacific Beach	54.7%
92118 - Coronado	52.5%
91915 - Chula Vista	50.6%
92056 - Oceanside	48.6%
92091 - Rancho Santa Fe	47.2%
92104 - North Park	47.0%
92037 - La Jolla	46.5%
92128 - Rancho Bernardo	46.3%
92058 - Oceanside	45.2%
91913 - Chula Vista	44.4%
92111 - Linda Vista	44.0%
92009 - Carlsbad	43.5%
92054 - Oceanside	43.4%
92124 - Tierrasanta	42.5%
92130 - Carmel Valley	40.9%
92116 - Normal Heights	40.5%
92173 - San Ysidro	40.4%
92008 - Carlsbad	39.9%
92078 - San Marcos	39.6%

+ 0.6%

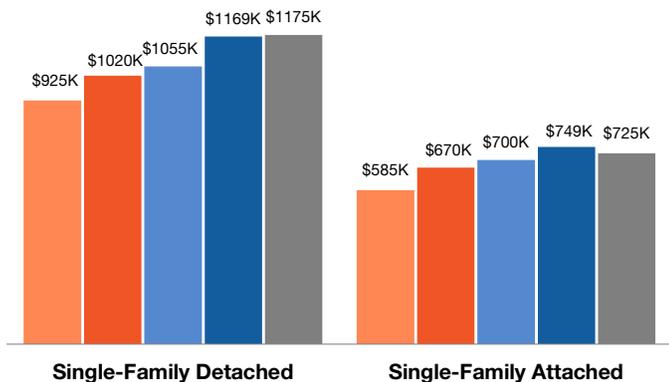
One-Year Change in Price
Single-Family Detached

- 3.2%

One-Year Change in Price
Single-Family Attached

Median Sales Price

2021 2022 2023 2024 2025



97.0%

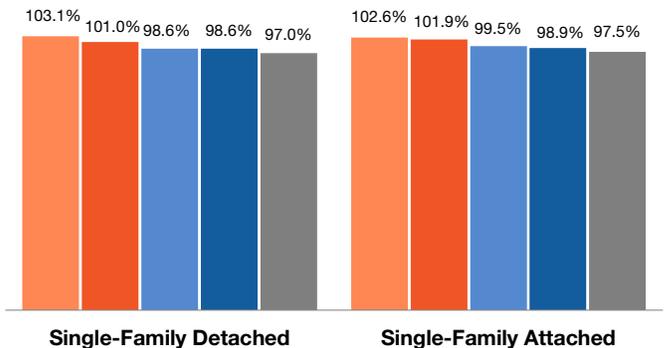
Pct. of Orig. Price Received
Single-Family Detached

97.5%

Pct. of Orig. Price Received
Single-Family Attached

Percent of Original List Price Received

2021 2022 2023 2024 2025



Price Range Review

\$750,001 to \$1,000,000

Price Range with Shortest Average Market Time

\$250,000 or Less

Price Range with Longest Average Market Time

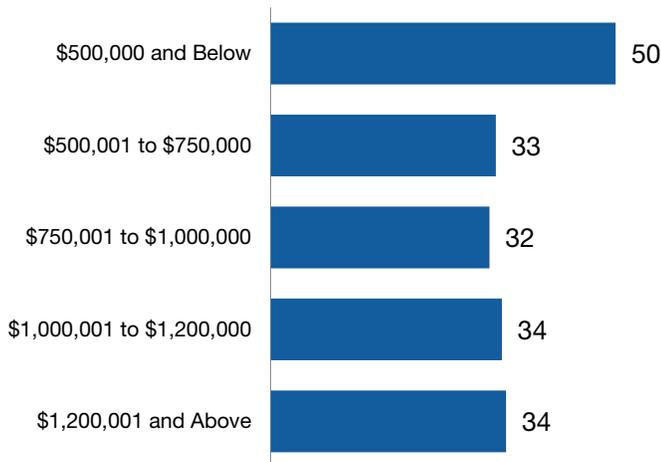
1.1%

of Homes for Sale at Year End Priced \$500,000 and Below

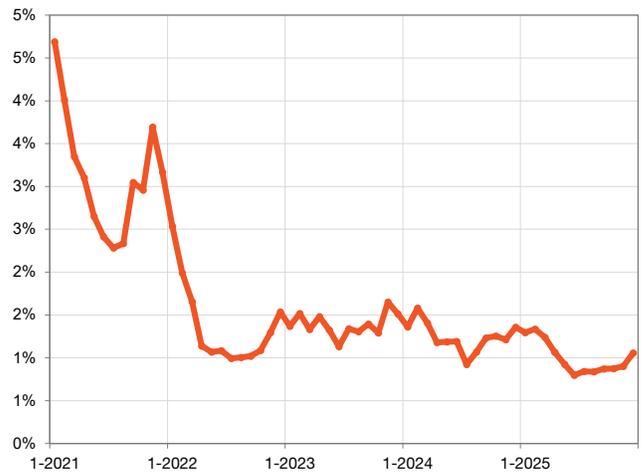
- 22.3%

One-Year Change in Homes for Sale Priced \$500,000 and Below

Days on Market Until Sale by Price Range



Share of Homes for Sale \$500,001 to \$750,000



\$1,200,001 and Above

Price Range with the Most Closed Sales

+ 6.6%

Price Range with Strongest One-Year Change in Sales: \$500,000 and Below

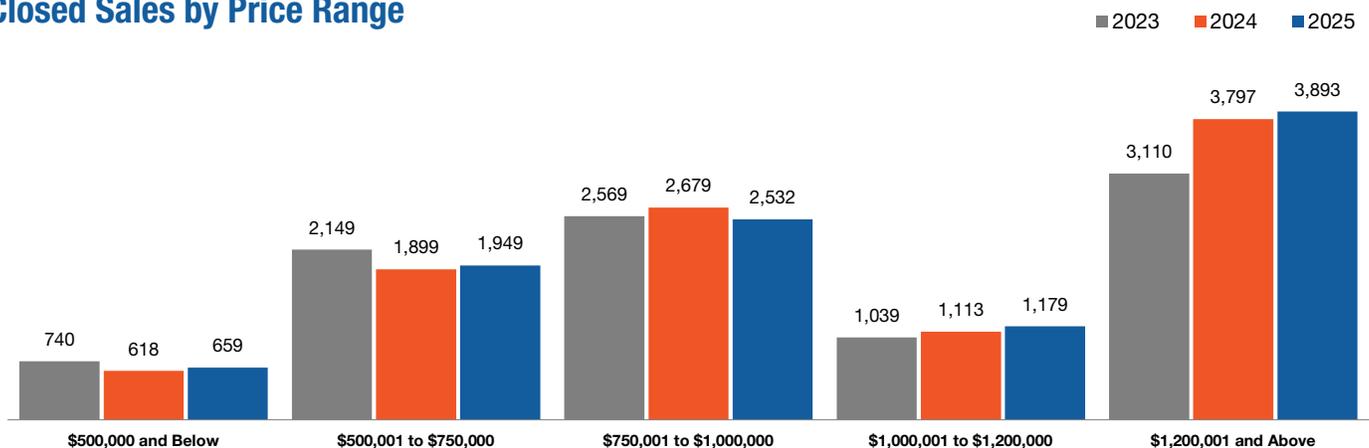
\$250,000 or Less

Price Range with the Fewest Closed Sales

- 5.5%

Price Range with Weakest One-Year Change in Sales: \$750,001 to \$1,000,000

Closed Sales by Price Range



Distressed Homes Review

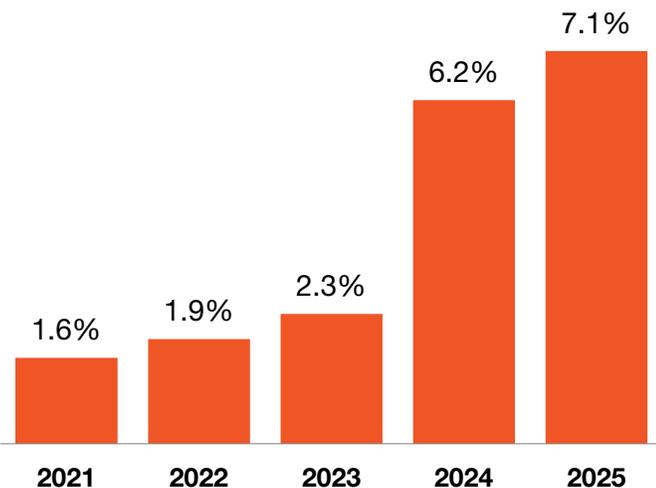
7.1%

Percent of Closed Sales in 2025 That Were Distressed

+ 14.5%

One-Year Change in Sales of Distressed Homes

Percent of Sales That Were Distressed



Top Areas: Lender-Mediated Market Share in 2025

92061 - Pauma Valley	12.0%
92056 - Oceanside	11.3%
92008 - Carlsbad	10.6%
92011 - Carlsbad	10.5%
92081 - Vista	10.3%
92084 - Vista	10.1%
92054 - Oceanside	9.4%
92057 - Oceanside	9.3%
92003 - Bonsall	8.2%
92024 - Encinitas	7.8%
92007 - Cardiff	7.8%
92082 - Valley Center	7.0%
92010 - Carlsbad	6.9%
92075 - Solana Beach	6.6%
92028 - Fallbrook	6.5%
92009 - Carlsbad	6.3%
92139 - Paradise Hills	6.2%
92091 - Rancho Santa Fe	6.1%
92026 - Escondido	6.0%
92027 - Escondido	6.0%
92123 - Mission Valley	5.8%
92014 - Del Mar	5.7%
92069 - San Marcos	5.4%
92083 - Vista	5.3%
92126 - Mira Mesa	5.3%
92078 - San Marcos	5.2%

+ 8.1%

Three-Year Change in Price All Properties

+ 10.1%

Three-Year Change in Price Traditional Properties

+ 33.5%

Three-Year Change in Price Foreclosure

- 18.0%

Three-Year Change in Price Short Sale

Median Sales Price

2021 2022 2023 2024 2025



Area Overviews

ZIP Code	Total Closed Sales	Change from 2024	Percent Single-Family Attached	Percent Lender-Mediated	New Listings	Days on Market	Pending Sales
91901 - Alpine	153	- 7.8%	7.8%	9.8%	287	33	162
91902 - Bonita	130	- 3.7%	19.2%	15.4%	200	29	130
91905 - Boulevard	14	0.0%	0.0%	14.3%	28	63	15
91906 - Campo	43	- 24.6%	2.3%	4.7%	75	38	44
91910 - Chula Vista	297	0.0%	37.7%	9.8%	428	25	302
91911 - Chula Vista	295	- 6.9%	29.2%	9.2%	440	27	307
91913 - Chula Vista	455	+ 12.1%	44.4%	1.8%	682	30	472
91914 - Chula Vista	109	- 20.4%	23.9%	4.6%	155	39	111
91915 - Chula Vista	253	- 8.3%	50.6%	2.0%	373	30	263
91916 - Descanso	30	+ 15.4%	0.0%	6.7%	54	31	34
91917 - Dulzura	5	- 28.6%	0.0%	20.0%	9	31	6
91931 - Guatay	1	- 50.0%	0.0%	0.0%	6	15	0
91932 - Imperial Beach	152	- 10.1%	36.8%	6.6%	299	43	147
91934 - Jacumba	7	- 53.3%	0.0%	0.0%	15	74	5
91935 - Jamul	82	+ 7.9%	0.0%	7.3%	124	43	81
91941 - La Mesa	275	+ 4.2%	7.6%	5.8%	441	24	283
91942 - La Mesa	310	+ 1.0%	37.4%	8.4%	437	26	309
91945 - Lemon Grove	178	- 2.2%	16.9%	9.0%	275	30	182
91948 - Mount Laguna	10	- 44.4%	0.0%	10.0%	10	32	9
91950 - National City	139	+ 14.9%	21.6%	10.1%	225	30	141
91962 - Pine Valley	31	0.0%	0.0%	9.7%	63	39	32
91963 - Potrero	10	+ 25.0%	0.0%	10.0%	14	70	10
91977 - Spring Valley	399	- 9.1%	20.1%	4.5%	627	29	411
91978 - Spring Valley	63	- 8.7%	23.8%	6.3%	96	30	67
91980 - Tecate	0	--	0.0%	0.0%	0	0	0
92003 - Bonsall	69	- 4.2%	26.1%	10.1%	136	56	71
92004 - Borrego Springs	87	+ 7.4%	25.3%	5.7%	136	79	87
92007 - Cardiff	101	+ 4.1%	39.6%	9.9%	151	30	99
92008 - Carlsbad	301	+ 12.3%	39.9%	11.0%	530	40	297
92009 - Carlsbad	474	- 2.7%	43.5%	7.0%	701	31	481
92010 - Carlsbad	163	- 1.8%	35.0%	7.4%	215	32	160
92011 - Carlsbad	218	- 1.8%	34.4%	12.8%	283	28	211
92014 - Del Mar	140	- 14.1%	32.9%	8.6%	256	40	139

Area Overviews

ZIP Code	Total Closed Sales	Change from 2024	Percent Single-Family Attached	Percent Lender-Mediated	New Listings	Days on Market	Pending Sales
92019 - El Cajon	350	- 0.6%	30.6%	7.1%	565	28	364
92020 - El Cajon	280	- 14.1%	23.2%	5.7%	489	29	294
92021 - El Cajon	367	- 9.8%	24.0%	6.8%	560	29	373
92024 - Encinitas	471	+ 10.8%	29.5%	9.6%	762	31	470
92025 - Escondido	261	- 8.7%	27.6%	5.4%	407	35	261
92026 - Escondido	520	+ 5.5%	19.4%	6.5%	791	38	524
92027 - Escondido	366	+ 7.0%	19.1%	6.6%	566	31	371
92028 - Fallbrook	624	+ 7.2%	11.4%	6.9%	965	42	622
92029 - Escondido	204	+ 16.6%	2.5%	4.4%	329	32	212
92036 - Julian	76	- 9.5%	0.0%	5.3%	194	53	83
92037 - La Jolla	550	+ 1.7%	46.5%	6.5%	1,015	35	563
92040 - Lakeside	341	+ 3.0%	19.4%	5.3%	510	33	341
92054 - Oceanside	332	- 12.9%	43.4%	9.3%	542	41	331
92056 - Oceanside	615	+ 3.9%	48.6%	12.2%	818	30	612
92057 - Oceanside	625	- 0.3%	38.9%	10.2%	954	34	644
92058 - Oceanside	124	- 5.3%	45.2%	3.2%	185	32	121
92059 - Pala	1	- 50.0%	0.0%	0.0%	4	33	2
92061 - Pauma Valley	25	- 3.8%	16.0%	12.0%	62	45	25
92064 - Poway	374	+ 3.6%	8.6%	3.5%	646	31	381
92065 - Ramona	372	+ 5.1%	8.9%	3.8%	627	35	378
92066 - Ranchita	8	+ 14.3%	0.0%	12.5%	14	44	8
92067 - Rancho Santa Fe	181	+ 13.1%	1.7%	5.0%	353	64	183
92069 - San Marcos	315	+ 10.9%	26.3%	6.0%	467	34	307
92070 - Santa Ysabel	11	+ 22.2%	0.0%	0.0%	20	43	9
92071 - Santee	510	- 9.6%	31.2%	5.3%	759	27	524
92075 - Solana Beach	144	+ 0.7%	59.7%	8.3%	240	39	143
92078 - San Marcos	510	+ 4.9%	39.6%	5.3%	745	30	505
92081 - Vista	262	- 9.0%	24.0%	11.1%	363	29	254
92082 - Valley Center	213	+ 9.8%	1.4%	7.0%	354	50	213
92083 - Vista	146	- 20.2%	26.0%	6.8%	199	33	139
92084 - Vista	325	+ 0.9%	14.2%	11.1%	494	37	323
92086 - Warner Springs	26	- 10.3%	0.0%	11.5%	73	93	27
92091 - Rancho Santa Fe	36	- 30.8%	47.2%	8.3%	73	40	38

Area Overviews

ZIP Code	Total Closed Sales	Change from 2024	Percent Single-Family Attached	Percent Lender-Mediated	New Listings	Days on Market	Pending Sales
92101 - San Diego Downtown	546	- 11.1%	96.3%	1.6%	1,336	45	533
92102 - San Diego Golden Hill	140	- 7.9%	30.7%	5.7%	244	30	139
92103 - Mission Hills-Hillcrest-Midtown	358	+ 6.2%	57.3%	3.1%	605	38	365
92104 - North Park	264	- 2.2%	47.0%	4.9%	441	30	272
92105 - East San Diego	203	- 15.1%	39.4%	6.9%	377	24	215
92106 - Point Loma	182	+ 5.2%	26.4%	2.7%	345	33	184
92107 - Ocean Beach	191	- 3.0%	32.5%	8.9%	330	38	186
92108 - Mission Valley	249	- 11.4%	94.0%	4.8%	543	38	241
92109 - Pacific Beach	333	- 0.6%	54.7%	3.3%	618	35	344
92110 - Old Town	243	+ 23.4%	55.6%	2.9%	453	30	248
92111 - Linda Vista	336	+ 14.7%	44.0%	4.8%	526	24	347
92113 - Logan Heights	135	+ 32.4%	21.5%	11.9%	190	34	126
92114 - Encanto	311	+ 3.3%	4.2%	6.1%	457	25	319
92115 - San Diego	388	- 1.8%	35.6%	4.1%	670	29	398
92116 - Normal Heights	242	- 0.8%	40.5%	2.1%	447	25	238
92117 - Clairemont Mesa	439	+ 9.5%	18.0%	3.9%	724	23	437
92118 - Coronado	276	+ 11.3%	52.5%	4.7%	457	51	269
92119 - San Carlos	272	- 3.2%	35.7%	5.1%	378	26	271
92120 - Del Cerro	275	- 12.1%	28.0%	4.7%	451	27	286
92121 - Sorrento Valley	32	- 8.6%	68.8%	3.1%	49	27	32
92122 - University City	277	+ 3.4%	60.6%	3.6%	453	32	274
92123 - Mission Valley	210	+ 7.1%	25.7%	6.7%	355	26	213
92124 - Tierrasanta	174	+ 5.5%	42.5%	2.9%	242	27	174
92126 - Mira Mesa	377	- 4.6%	38.2%	6.6%	633	26	383
92127 - Rancho Bernardo	366	- 12.9%	29.2%	2.7%	649	31	368
92128 - Rancho Bernardo	607	+ 1.0%	46.3%	4.0%	1,034	32	609
92129 - Rancho Penasquitos	331	- 1.8%	29.9%	2.1%	519	26	346
92130 - Carmel Valley	396	+ 3.1%	40.9%	3.8%	561	29	385
92131 - Scripps Miramar	235	- 18.1%	39.6%	2.1%	414	27	241
92139 - Paradise Hills	173	- 2.3%	38.7%	6.9%	221	25	172
92154 - Otay Mesa	396	+ 1.0%	37.1%	5.1%	575	25	401
92173 - San Ysidro	52	+ 2.0%	40.4%	5.8%	86	38	53

Area Historical Median Prices

ZIP Code	2021	2022	2023	2024	2025	Change From 2024	Change From 2023
91901 - Alpine	\$827,000	\$950,000	\$875,000	\$961,250	\$945,000	- 1.7%	+ 14.3%
91902 - Bonita	\$889,458	\$1,100,000	\$1,023,938	\$1,127,500	\$1,106,000	- 1.9%	+ 24.3%
91905 - Boulevard	\$408,250	\$365,000	\$458,875	\$375,000	\$435,000	+ 16.0%	+ 6.6%
91906 - Campo	\$425,000	\$475,000	\$472,500	\$465,000	\$490,000	+ 5.4%	+ 15.3%
91910 - Chula Vista	\$695,000	\$717,500	\$750,000	\$790,000	\$752,000	- 4.8%	+ 8.2%
91911 - Chula Vista	\$640,000	\$690,000	\$717,000	\$750,000	\$750,000	0.0%	+ 17.2%
91913 - Chula Vista	\$695,000	\$765,000	\$769,284	\$832,000	\$824,080	- 1.0%	+ 18.6%
91914 - Chula Vista	\$910,000	\$1,001,000	\$1,020,500	\$1,205,000	\$1,185,000	- 1.7%	+ 30.2%
91915 - Chula Vista	\$667,500	\$735,000	\$750,000	\$780,000	\$805,000	+ 3.2%	+ 20.6%
91916 - Descanso	\$581,500	\$676,113	\$597,500	\$612,500	\$694,000	+ 13.3%	+ 19.3%
91917 - Dulzura	\$581,000	\$650,000	\$565,000	\$650,000	\$690,000	+ 6.2%	+ 18.8%
91931 - Guatay	\$440,000	\$495,000	\$150,000	\$622,500	\$615,000	- 1.2%	+ 39.8%
91932 - Imperial Beach	\$706,250	\$783,500	\$812,000	\$860,000	\$816,000	- 5.1%	+ 15.5%
91934 - Jacumba	\$207,500	\$285,000	\$303,500	\$320,000	\$400,000	+ 25.0%	+ 92.8%
91935 - Jamul	\$845,000	\$900,000	\$942,500	\$1,122,500	\$937,500	- 16.5%	+ 10.9%
91941 - La Mesa	\$841,750	\$950,000	\$999,500	\$1,025,000	\$1,025,000	0.0%	+ 21.8%
91942 - La Mesa	\$668,500	\$735,000	\$725,000	\$800,000	\$790,000	- 1.3%	+ 18.2%
91945 - Lemon Grove	\$631,500	\$694,700	\$689,000	\$760,000	\$750,000	- 1.3%	+ 18.8%
91948 - Mount Laguna	\$187,500	\$250,000	\$192,000	\$204,000	\$203,000	- 0.5%	+ 8.3%
91950 - National City	\$560,000	\$641,000	\$625,000	\$675,000	\$715,000	+ 5.9%	+ 27.7%
91962 - Pine Valley	\$600,000	\$630,000	\$620,000	\$620,000	\$675,000	+ 8.9%	+ 12.5%
91963 - Potrero	\$495,000	\$462,500	\$515,000	\$494,500	\$551,000	+ 11.4%	+ 11.3%
91977 - Spring Valley	\$620,000	\$685,000	\$703,500	\$740,000	\$750,000	+ 1.4%	+ 21.0%
91978 - Spring Valley	\$675,340	\$748,500	\$727,000	\$825,000	\$836,000	+ 1.3%	+ 23.8%
91980 - Tecate	\$0	\$300,000	\$0	\$0	\$0	--	--
92003 - Bonsall	\$798,750	\$890,000	\$870,000	\$1,003,639	\$1,200,000	+ 19.6%	+ 50.2%
92004 - Borrego Springs	\$265,000	\$315,000	\$329,000	\$355,000	\$320,000	- 9.9%	+ 20.8%
92007 - Cardiff	\$1,749,000	\$1,875,000	\$1,925,000	\$2,150,000	\$2,225,000	+ 3.5%	+ 27.2%
92008 - Carlsbad	\$1,300,000	\$1,500,000	\$1,490,000	\$1,675,000	\$1,702,500	+ 1.6%	+ 31.0%
92009 - Carlsbad	\$1,150,000	\$1,300,000	\$1,365,000	\$1,603,000	\$1,470,000	- 8.3%	+ 27.8%
92010 - Carlsbad	\$843,500	\$965,000	\$1,125,000	\$1,200,000	\$1,090,000	- 9.2%	+ 29.2%
92011 - Carlsbad	\$1,250,000	\$1,400,000	\$1,425,000	\$1,516,250	\$1,572,500	+ 3.7%	+ 25.8%
92014 - Del Mar	\$2,025,110	\$2,800,000	\$2,500,000	\$2,897,500	\$2,672,000	- 7.8%	+ 31.9%

Area Historical Median Prices

ZIP Code	2021	2022	2023	2024	2025	Change From 2024	Change From 2021
92019 - El Cajon	\$675,000	\$770,000	\$750,000	\$805,000	\$787,500	- 2.2%	+ 16.7%
92020 - El Cajon	\$655,000	\$725,000	\$739,000	\$775,000	\$855,000	+ 10.3%	+ 30.5%
92021 - El Cajon	\$630,000	\$700,750	\$700,000	\$775,000	\$759,000	- 2.1%	+ 20.5%
92024 - Encinitas	\$1,529,000	\$1,720,000	\$1,659,000	\$1,739,500	\$1,900,000	+ 9.2%	+ 24.3%
92025 - Escondido	\$710,000	\$775,000	\$707,500	\$825,000	\$815,000	- 1.2%	+ 14.8%
92026 - Escondido	\$676,250	\$740,000	\$730,000	\$813,750	\$805,000	- 1.1%	+ 19.0%
92027 - Escondido	\$650,000	\$710,000	\$719,500	\$775,000	\$777,500	+ 0.3%	+ 19.6%
92028 - Fallbrook	\$740,000	\$817,000	\$848,500	\$850,000	\$850,000	0.0%	+ 14.9%
92029 - Escondido	\$950,000	\$1,125,000	\$1,178,000	\$1,270,000	\$1,348,000	+ 6.1%	+ 41.9%
92036 - Julian	\$492,450	\$520,000	\$548,750	\$630,000	\$582,500	- 7.5%	+ 18.3%
92037 - La Jolla	\$1,650,000	\$2,135,000	\$1,900,000	\$2,250,000	\$2,388,275	+ 6.1%	+ 44.7%
92040 - Lakeside	\$685,000	\$710,000	\$750,000	\$790,000	\$797,000	+ 0.9%	+ 16.4%
92054 - Oceanside	\$887,500	\$997,450	\$1,057,500	\$1,150,000	\$1,158,500	+ 0.7%	+ 30.5%
92056 - Oceanside	\$700,000	\$800,000	\$800,000	\$875,000	\$870,000	- 0.6%	+ 24.3%
92057 - Oceanside	\$625,000	\$699,450	\$690,000	\$723,663	\$738,950	+ 2.1%	+ 18.2%
92058 - Oceanside	\$527,500	\$680,000	\$700,000	\$695,000	\$677,000	- 2.6%	+ 28.3%
92059 - Pala	\$859,250	\$10,000,000	\$0	\$957,500	\$1,600,000	+ 67.1%	+ 86.2%
92061 - Pauma Valley	\$610,000	\$942,000	\$697,500	\$650,000	\$943,000	+ 45.1%	+ 54.6%
92064 - Poway	\$950,000	\$1,080,000	\$1,115,000	\$1,278,000	\$1,172,500	- 8.3%	+ 23.4%
92065 - Ramona	\$675,000	\$750,000	\$775,000	\$800,000	\$810,000	+ 1.3%	+ 20.0%
92066 - Ranchita	\$421,000	\$385,000	\$425,000	\$495,000	\$425,000	- 14.1%	+ 1.0%
92067 - Rancho Santa Fe	\$3,600,000	\$4,367,000	\$4,276,200	\$4,500,000	\$5,000,000	+ 11.1%	+ 38.9%
92069 - San Marcos	\$745,000	\$806,500	\$870,000	\$863,000	\$875,000	+ 1.4%	+ 17.4%
92070 - Santa Ysabel	\$699,900	\$899,000	\$815,000	\$845,000	\$885,000	+ 4.7%	+ 26.4%
92071 - Santee	\$640,000	\$720,000	\$727,350	\$770,000	\$793,500	+ 3.1%	+ 24.0%
92075 - Solana Beach	\$1,597,500	\$1,810,000	\$1,825,000	\$1,850,000	\$1,813,000	- 2.0%	+ 13.5%
92078 - San Marcos	\$799,500	\$882,500	\$885,000	\$937,000	\$970,000	+ 3.5%	+ 21.3%
92081 - Vista	\$740,000	\$875,000	\$880,000	\$875,500	\$925,000	+ 5.7%	+ 25.0%
92082 - Valley Center	\$825,000	\$895,000	\$857,133	\$902,500	\$935,000	+ 3.6%	+ 13.3%
92083 - Vista	\$610,000	\$724,500	\$680,508	\$790,000	\$757,500	- 4.1%	+ 24.2%
92084 - Vista	\$740,000	\$840,000	\$845,000	\$885,000	\$915,000	+ 3.4%	+ 23.6%
92086 - Warner Springs	\$275,000	\$295,000	\$275,000	\$262,000	\$315,000	+ 20.2%	+ 14.5%
92091 - Rancho Santa Fe	\$1,800,000	\$1,776,000	\$1,752,500	\$2,020,000	\$2,040,000	+ 1.0%	+ 13.3%

Area Historical Median Prices

ZIP Code	2021	2022	2023	2024	2025	Change From 2024	Change From 2021
92101 - San Diego Downtown	\$615,000	\$725,000	\$747,000	\$725,000	\$732,050	+ 1.0%	+ 19.0%
92102 - San Diego Golden Hill	\$610,000	\$660,630	\$675,000	\$700,000	\$700,000	0.0%	+ 14.8%
92103 - Mission Hills-Hillcrest-Midtown	\$800,000	\$860,000	\$1,135,000	\$1,000,088	\$1,110,250	+ 11.0%	+ 38.8%
92104 - North Park	\$677,750	\$807,500	\$790,000	\$822,500	\$828,000	+ 0.7%	+ 22.2%
92105 - East San Diego	\$561,478	\$612,630	\$610,000	\$675,000	\$640,000	- 5.2%	+ 14.0%
92106 - Point Loma	\$1,361,278	\$1,600,000	\$1,625,000	\$1,700,000	\$1,712,500	+ 0.7%	+ 25.8%
92107 - Ocean Beach	\$1,130,000	\$1,200,000	\$1,400,000	\$1,325,000	\$1,600,000	+ 20.8%	+ 41.6%
92108 - Mission Valley	\$510,000	\$625,000	\$575,000	\$590,000	\$652,500	+ 10.6%	+ 27.9%
92109 - Pacific Beach	\$1,100,000	\$1,250,000	\$1,435,000	\$1,488,500	\$1,399,450	- 6.0%	+ 27.2%
92110 - Old Town	\$650,000	\$703,000	\$779,000	\$750,000	\$800,000	+ 6.7%	+ 23.1%
92111 - Linda Vista	\$735,000	\$820,000	\$840,000	\$937,500	\$920,000	- 1.9%	+ 25.2%
92113 - Logan Heights	\$540,000	\$600,000	\$630,000	\$643,900	\$655,000	+ 1.7%	+ 21.3%
92114 - Encanto	\$620,000	\$679,500	\$690,000	\$750,000	\$765,000	+ 2.0%	+ 23.4%
92115 - San Diego	\$651,000	\$750,000	\$760,000	\$799,000	\$775,000	- 3.0%	+ 19.0%
92116 - Normal Heights	\$785,000	\$870,000	\$877,500	\$972,500	\$982,500	+ 1.0%	+ 25.2%
92117 - Clairemont Mesa	\$852,500	\$995,278	\$999,500	\$1,135,000	\$1,120,000	- 1.3%	+ 31.4%
92118 - Coronado	\$2,010,000	\$2,277,500	\$2,362,500	\$2,425,000	\$2,487,500	+ 2.6%	+ 23.8%
92119 - San Carlos	\$800,000	\$882,250	\$896,750	\$972,450	\$925,000	- 4.9%	+ 15.6%
92120 - Del Cerro	\$800,000	\$950,000	\$952,500	\$1,020,000	\$1,075,000	+ 5.4%	+ 34.4%
92121 - Sorrento Valley	\$777,500	\$950,000	\$1,330,000	\$900,000	\$937,500	+ 4.2%	+ 20.6%
92122 - University City	\$650,000	\$892,000	\$800,000	\$909,000	\$945,000	+ 4.0%	+ 45.4%
92123 - Mission Valley	\$760,000	\$879,825	\$895,000	\$950,000	\$980,000	+ 3.2%	+ 28.9%
92124 - Tierrasanta	\$780,000	\$947,500	\$902,500	\$983,000	\$945,000	- 3.9%	+ 21.2%
92126 - Mira Mesa	\$775,000	\$850,000	\$895,000	\$950,000	\$980,000	+ 3.2%	+ 26.5%
92127 - Rancho Bernardo	\$1,210,000	\$1,407,500	\$1,357,500	\$1,650,000	\$1,625,000	- 1.5%	+ 34.3%
92128 - Rancho Bernardo	\$740,000	\$825,000	\$880,000	\$895,000	\$877,250	- 2.0%	+ 18.5%
92129 - Rancho Penasquitos	\$993,500	\$1,200,000	\$1,180,000	\$1,386,000	\$1,300,000	- 6.2%	+ 30.9%
92130 - Carmel Valley	\$1,600,000	\$1,770,000	\$1,715,000	\$1,942,000	\$1,928,000	- 0.7%	+ 20.5%
92131 - Scripps Miramar	\$1,056,000	\$1,300,000	\$1,280,000	\$1,369,500	\$1,387,500	+ 1.3%	+ 31.4%
92139 - Paradise Hills	\$565,000	\$650,000	\$630,000	\$700,000	\$730,000	+ 4.3%	+ 29.2%
92154 - Otay Mesa	\$605,000	\$676,000	\$674,000	\$727,000	\$718,500	- 1.2%	+ 18.8%
92173 - San Ysidro	\$450,000	\$515,000	\$445,000	\$520,000	\$635,000	+ 22.1%	+ 41.1%