

# Local Market Update for March 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

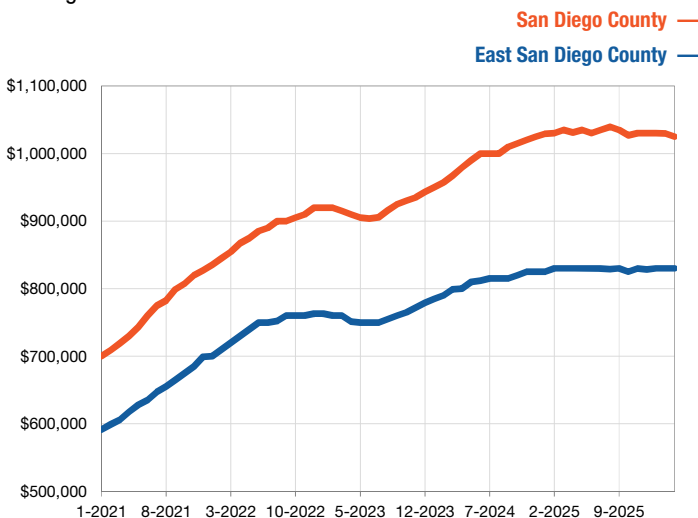
Detached Single-Family	March			Rolling 12 Months		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
<b>Key Metrics</b>						
New Listings	412	<b>368</b>	- 10.7%	4,423	<b>4,343</b>	- 1.8%
Pending Sales	265	<b>306</b>	+ 15.5%	2,918	<b>2,987</b>	+ 2.4%
Closed Sales	231	<b>248</b>	+ 7.4%	2,922	<b>2,910</b>	- 0.4%
Days on Market Until Sale	27	<b>31</b>	+ 14.8%	26	<b>31</b>	+ 19.2%
Median Sales Price*	\$830,000	<b>\$827,000</b>	- 0.4%	\$830,000	<b>\$830,000</b>	0.0%
Average Sales Price*	\$863,061	<b>\$859,971</b>	- 0.4%	\$872,148	<b>\$874,358</b>	+ 0.3%
Percent of Original List Price Received*	99.4%	<b>99.6%</b>	+ 0.2%	99.0%	<b>98.1%</b>	- 0.9%
Percent of List Price Received*	100.2%	<b>100.6%</b>	+ 0.4%	100.1%	<b>99.5%</b>	- 0.6%
Inventory of Homes for Sale	786	<b>564</b>	- 28.2%	--	--	--
Months Supply of Inventory	3.2	<b>2.3</b>	- 28.1%	--	--	--

\* 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	March			Rolling 12 Months		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
<b>Key Metrics</b>						
New Listings	130	<b>103</b>	- 20.8%	1,343	<b>1,403</b>	+ 4.5%
Pending Sales	90	<b>61</b>	- 32.2%	881	<b>804</b>	- 8.7%
Closed Sales	67	<b>74</b>	+ 10.4%	875	<b>801</b>	- 8.5%
Days on Market Until Sale	22	<b>52</b>	+ 136.4%	27	<b>38</b>	+ 40.7%
Median Sales Price*	\$525,000	<b>\$551,000</b>	+ 5.0%	\$540,000	<b>\$528,500</b>	- 2.1%
Average Sales Price*	\$535,036	<b>\$544,289</b>	+ 1.7%	\$548,519	<b>\$541,295</b>	- 1.3%
Percent of Original List Price Received*	98.7%	<b>98.4%</b>	- 0.3%	99.2%	<b>98.1%</b>	- 1.1%
Percent of List Price Received*	100.0%	<b>99.7%</b>	- 0.3%	100.3%	<b>99.9%</b>	- 0.4%
Inventory of Homes for Sale	268	<b>168</b>	- 37.3%	--	--	--
Months Supply of Inventory	3.7	<b>2.5</b>	- 32.4%	--	--	--

\* 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

