

# Local Market Update for April 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

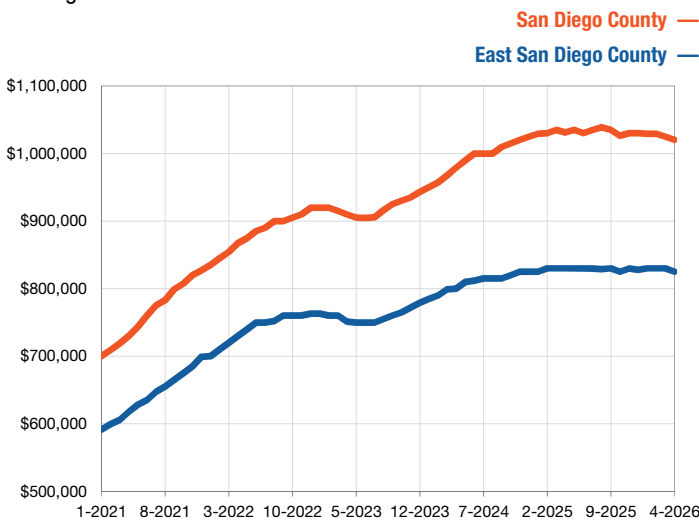
Detached Single-Family	April			Rolling 12 Months		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
<b>Key Metrics</b>						
New Listings	461	<b>391</b>	- 15.2%	4,504	<b>4,330</b>	- 3.9%
Pending Sales	277	<b>275</b>	- 0.7%	2,950	<b>2,992</b>	+ 1.4%
Closed Sales	270	<b>288</b>	+ 6.7%	2,945	<b>2,944</b>	- 0.0%
Days on Market Until Sale	28	<b>30</b>	+ 7.1%	26	<b>31</b>	+ 19.2%
Median Sales Price*	\$835,000	<b>\$825,000</b>	- 1.2%	\$830,000	<b>\$825,000</b>	- 0.6%
Average Sales Price*	\$886,566	<b>\$869,203</b>	- 2.0%	\$873,175	<b>\$871,757</b>	- 0.2%
Percent of Original List Price Received*	98.6%	<b>99.1%</b>	+ 0.5%	98.8%	<b>98.2%</b>	- 0.6%
Percent of List Price Received*	99.8%	<b>99.9%</b>	+ 0.1%	100.0%	<b>99.5%</b>	- 0.5%
Inventory of Homes for Sale	849	<b>613</b>	- 27.8%	--	--	--
Months Supply of Inventory	3.5	<b>2.5</b>	- 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	April			Rolling 12 Months		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
<b>Key Metrics</b>						
New Listings	139	<b>95</b>	- 31.7%	1,374	<b>1,347</b>	- 2.0%
Pending Sales	74	<b>63</b>	- 14.9%	855	<b>785</b>	- 8.2%
Closed Sales	85	<b>63</b>	- 25.9%	881	<b>783</b>	- 11.1%
Days on Market Until Sale	29	<b>30</b>	+ 3.4%	28	<b>39</b>	+ 39.3%
Median Sales Price*	\$494,000	<b>\$577,000</b>	+ 16.8%	\$533,000	<b>\$535,000</b>	+ 0.4%
Average Sales Price*	\$515,126	<b>\$564,236</b>	+ 9.5%	\$544,263	<b>\$545,705</b>	+ 0.3%
Percent of Original List Price Received*	98.9%	<b>98.6%</b>	- 0.3%	99.1%	<b>98.0%</b>	- 1.1%
Percent of List Price Received*	100.4%	<b>100.1%</b>	- 0.3%	100.3%	<b>99.8%</b>	- 0.5%
Inventory of Homes for Sale	277	<b>172</b>	- 37.9%	--	--	--
Months Supply of Inventory	3.9	<b>2.6</b>	- 33.3%	--	--	--

\* 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

