

Local Market Update for May 2026

Provided by the North San Diego County REALTORS®.

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

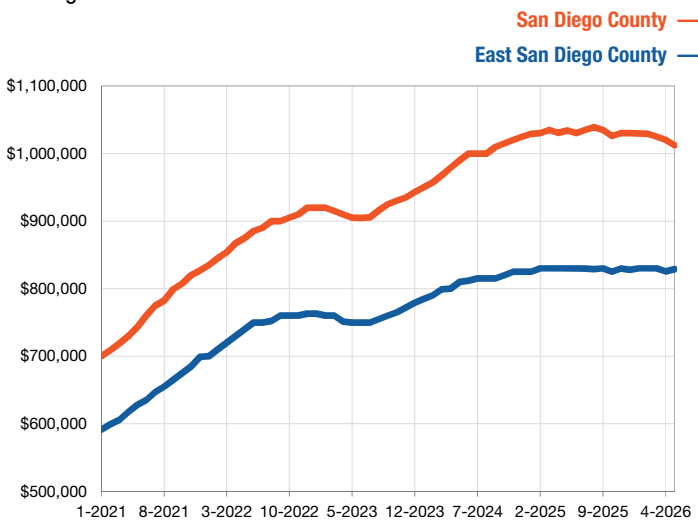
Detached Single-Family	May			Rolling 12 Months		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
Key Metrics						
New Listings	451	386	- 14.4%	4,494	4,340	- 3.4%
Pending Sales	287	291	+ 1.4%	2,956	2,997	+ 1.4%
Closed Sales	261	271	+ 3.8%	2,940	2,968	+ 1.0%
Days on Market Until Sale	27	32	+ 18.5%	27	31	+ 14.8%
Median Sales Price*	\$845,000	\$860,000	+ 1.8%	\$830,000	\$829,000	- 0.1%
Average Sales Price*	\$901,607	\$878,011	- 2.6%	\$874,001	\$870,166	- 0.4%
Percent of Original List Price Received*	98.5%	98.7%	+ 0.2%	98.7%	98.2%	- 0.5%
Percent of List Price Received*	99.9%	100.1%	+ 0.2%	99.9%	99.5%	- 0.4%
Inventory of Homes for Sale	893	661	- 26.0%	--	--	--
Months Supply of Inventory	3.6	2.6	- 27.8%	--	--	--

* 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	May			Rolling 12 Months		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
Key Metrics						
New Listings	148	108	- 27.0%	1,394	1,322	- 5.2%
Pending Sales	60	56	- 6.7%	838	779	- 7.0%
Closed Sales	69	60	- 13.0%	845	775	- 8.3%
Days on Market Until Sale	36	31	- 13.9%	29	39	+ 34.5%
Median Sales Price*	\$517,500	\$566,500	+ 9.5%	\$530,000	\$539,950	+ 1.9%
Average Sales Price*	\$537,108	\$554,496	+ 3.2%	\$541,299	\$547,277	+ 1.1%
Percent of Original List Price Received*	97.2%	98.9%	+ 1.7%	98.8%	98.1%	- 0.7%
Percent of List Price Received*	98.8%	100.2%	+ 1.4%	100.2%	99.9%	- 0.3%
Inventory of Homes for Sale	329	213	- 35.3%	--	--	--
Months Supply of Inventory	4.7	3.3	- 29.8%	--	--	--

* 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

