Local Market Update for June 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®
HOMEDEX
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

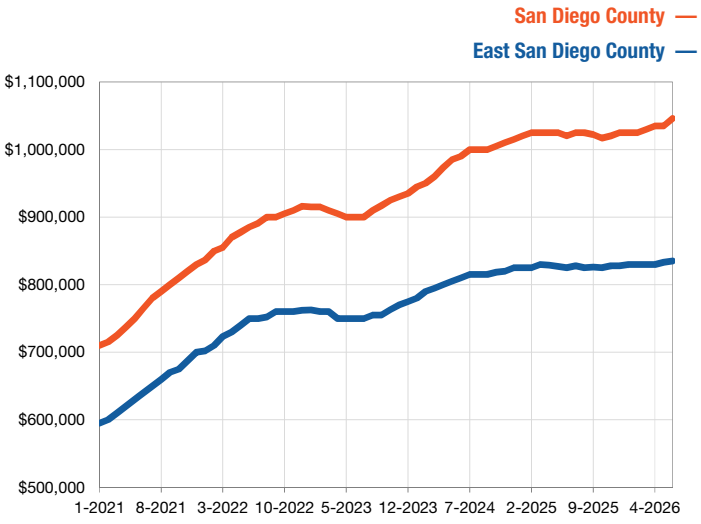
Detached Single-Family	June			Rolling 12 Months		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 6-2025**	**Thru 6-2026**	Percent Change
New Listings	408	**331**	- 18.9%	4,581	**4,088**	- 10.8%
Pending Sales	258	**249**	- 3.5%	2,964	**2,922**	- 1.4%
Closed Sales	295	**264**	- 10.5%	3,002	**2,890**	- 3.7%
Days on Market Until Sale	28	**23**	- 17.9%	28	**31**	+ 10.7%
Median Sales Price*	$831,500	**$855,000**	+ 2.8%	$825,000	**$835,000**	+ 1.2%
Average Sales Price*	$881,928	**$923,554**	+ 4.7%	$871,078	**$884,739**	+ 1.6%
Percent of Original List Price Received*	98.5%	**99.3%**	+ 0.8%	98.6%	**98.3%**	- 0.3%
Percent of List Price Received*	99.5%	**100.0%**	+ 0.5%	99.9%	**99.5%**	- 0.4%
Inventory of Homes for Sale	919	**587**	- 36.1%	--	--	--
Months Supply of Inventory	3.7	**2.4**	- 35.1%	--	--	--

* 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.

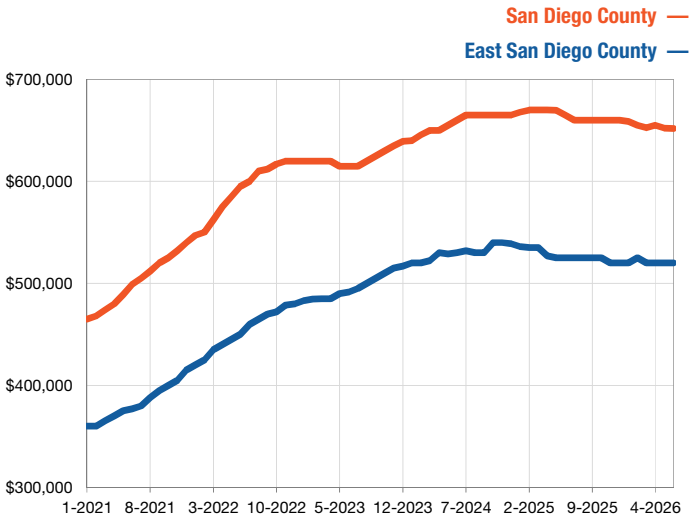
Attached Single-Family	June			Rolling 12 Months		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 6-2025**	**Thru 6-2026**	Percent Change
New Listings	139	**118**	- 15.1%	1,378	**1,505**	+ 9.2%
Pending Sales	67	**76**	+ 13.4%	809	**851**	+ 5.2%
Closed Sales	61	**65**	+ 6.6%	816	**836**	+ 2.5%
Days on Market Until Sale	27	**34**	+ 25.9%	30	**39**	+ 30.0%
Median Sales Price*	$545,000	**$525,000**	- 3.7%	$525,000	**$520,000**	- 1.0%
Average Sales Price*	$551,320	**$532,264**	- 3.5%	$533,840	**$526,792**	- 1.3%
Percent of Original List Price Received*	99.0%	**99.5%**	+ 0.5%	98.8%	**98.1%**	- 0.7%
Percent of List Price Received*	100.0%	**100.5%**	+ 0.5%	100.1%	**99.9%**	- 0.2%
Inventory of Homes for Sale	327	**264**	- 19.3%	--	--	--
Months Supply of Inventory	4.9	**3.7**	- 24.5%	--	--	--

* 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



Current as of July 5, 2026. All data from CRMLS. Report © 2026 ShowingTime Plus, LLC.