

Local Market Update for July 2026

Provided by the North San Diego County REALTORS®.

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

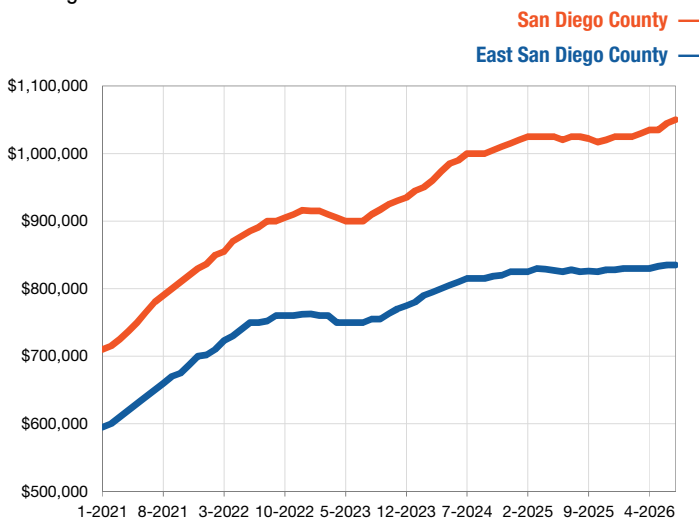
Detached Single-Family	July			Rolling 12 Months		
Key Metrics	2025	2026	Percent Change	Thru 7-2025	Thru 7-2026	Percent Change
New Listings	392	359	- 8.4%	4,608	4,101	- 11.0%
Pending Sales	270	232	- 14.1%	2,960	2,877	- 2.8%
Closed Sales	274	236	- 13.9%	3,002	2,860	- 4.7%
Days on Market Until Sale	29	26	- 10.3%	29	31	+ 6.9%
Median Sales Price*	\$839,500	\$847,000	+ 0.9%	\$828,000	\$835,000	+ 0.8%
Average Sales Price*	\$900,911	\$899,541	- 0.2%	\$873,564	\$884,247	+ 1.2%
Percent of Original List Price Received*	98.1%	99.1%	+ 1.0%	98.5%	98.4%	- 0.1%
Percent of List Price Received*	99.3%	100.3%	+ 1.0%	99.7%	99.6%	- 0.1%
Inventory of Homes for Sale	890	629	- 29.3%	--	--	--
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	July			Rolling 12 Months		
Key Metrics	2025	2026	Percent Change	Thru 7-2025	Thru 7-2026	Percent Change
New Listings	124	125	+ 0.8%	1,395	1,508	+ 8.1%
Pending Sales	74	69	- 6.8%	804	844	+ 5.0%
Closed Sales	80	74	- 7.5%	815	833	+ 2.2%
Days on Market Until Sale	38	38	0.0%	31	39	+ 25.8%
Median Sales Price*	\$552,000	\$515,000	- 6.7%	\$525,000	\$516,000	- 1.7%
Average Sales Price*	\$538,549	\$524,529	- 2.6%	\$531,561	\$525,777	- 1.1%
Percent of Original List Price Received*	98.6%	98.2%	- 0.4%	98.6%	98.1%	- 0.5%
Percent of List Price Received*	100.7%	99.9%	- 0.8%	100.1%	99.8%	- 0.3%
Inventory of Homes for Sale	321	257	- 19.9%	--	--	--
Months Supply of Inventory	4.8	3.7	- 22.9%	--	--	--

* 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

