

# Local Market Update for August 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

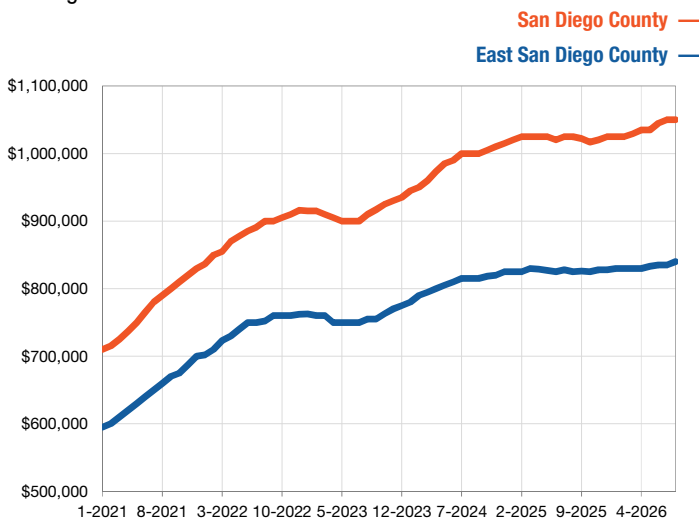
| Detached Single-Family                   | August    |           |                | Rolling 12 Months |             |                |
|------------------------------------------|-----------|-----------|----------------|-------------------|-------------|----------------|
| Key Metrics                              | 2025      | 2026      | Percent Change | Thru 8-2025       | Thru 8-2026 | Percent Change |
| New Listings                             | 379       | 325       | - 14.2%        | 4,564             | 4,078       | - 10.6%        |
| Pending Sales                            | 243       | 224       | - 7.8%         | 2,971             | 2,844       | - 4.3%         |
| Closed Sales                             | 261       | 206       | - 21.1%        | 2,982             | 2,819       | - 5.5%         |
| Days on Market Until Sale                | 28        | 25        | - 10.7%        | 29                | 30          | + 3.4%         |
| Median Sales Price*                      | \$822,500 | \$863,750 | + 5.0%         | \$825,000         | \$840,000   | + 1.8%         |
| Average Sales Price*                     | \$857,851 | \$893,436 | + 4.1%         | \$871,334         | \$887,271   | + 1.8%         |
| Percent of Original List Price Received* | 97.7%     | 98.8%     | + 1.1%         | 98.4%             | 98.4%       | 0.0%           |
| Percent of List Price Received*          | 99.3%     | 100.0%    | + 0.7%         | 99.7%             | 99.7%       | 0.0%           |
| Inventory of Homes for Sale              | 890       | 650       | - 27.0%        | --                | --          | --             |
| Months Supply of Inventory               | 3.6       | 2.7       | - 25.0%        | --                | --          | --             |

\* 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                   | August    |           |                | Rolling 12 Months |             |                |
|------------------------------------------|-----------|-----------|----------------|-------------------|-------------|----------------|
| Key Metrics                              | 2025      | 2026      | Percent Change | Thru 8-2025       | Thru 8-2026 | Percent Change |
| New Listings                             | 125       | 126       | + 0.8%         | 1,397             | 1,524       | + 9.1%         |
| Pending Sales                            | 50        | 65        | + 30.0%        | 786               | 858         | + 9.2%         |
| Closed Sales                             | 60        | 60        | 0.0%           | 786               | 836         | + 6.4%         |
| Days on Market Until Sale                | 32        | 34        | + 6.3%         | 31                | 39          | + 25.8%        |
| Median Sales Price*                      | \$542,500 | \$533,500 | - 1.7%         | \$525,000         | \$515,000   | - 1.9%         |
| Average Sales Price*                     | \$550,807 | \$536,033 | - 2.7%         | \$531,505         | \$524,475   | - 1.3%         |
| Percent of Original List Price Received* | 99.0%     | 99.2%     | + 0.2%         | 98.7%             | 98.1%       | - 0.6%         |
| Percent of List Price Received*          | 100.2%    | 100.5%    | + 0.3%         | 100.1%            | 99.9%       | - 0.2%         |
| Inventory of Homes for Sale              | 335       | 263       | - 21.5%        | --                | --          | --             |
| Months Supply of Inventory               | 5.1       | 3.7       | - 27.5%        | --                | --          | --             |

\* 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

