

Local Market Update for September 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

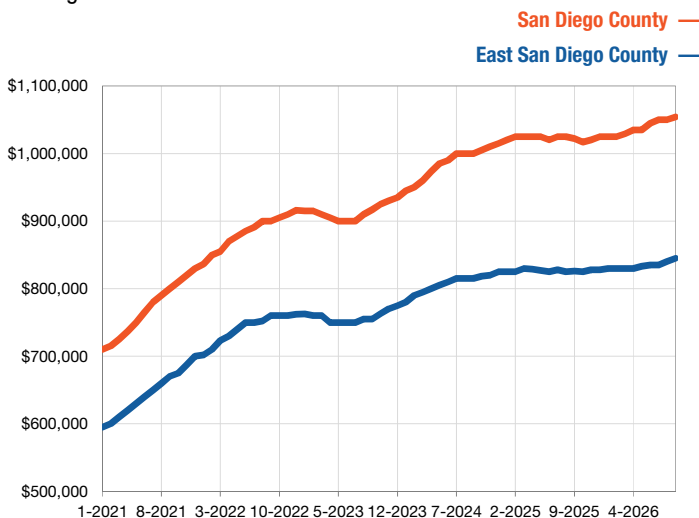
Detached Single-Family	September			Rolling 12 Months		
Key Metrics	2025	2026	Percent Change	Thru 9-2025	Thru 9-2026	Percent Change
New Listings	357	318	- 10.9%	4,530	4,072	- 10.1%
Pending Sales	267	220	- 17.6%	2,983	2,793	- 6.4%
Closed Sales	235	217	- 7.7%	2,980	2,811	- 5.7%
Days on Market Until Sale	30	28	- 6.7%	29	30	+ 3.4%
Median Sales Price*	\$815,000	\$855,000	+ 4.9%	\$826,000	\$845,000	+ 2.3%
Average Sales Price*	\$871,400	\$897,959	+ 3.0%	\$872,211	\$889,499	+ 2.0%
Percent of Original List Price Received*	97.3%	98.2%	+ 0.9%	98.3%	98.5%	+ 0.2%
Percent of List Price Received*	99.0%	99.8%	+ 0.8%	99.6%	99.7%	+ 0.1%
Inventory of Homes for Sale	824	638	- 22.6%	--	--	--
Months Supply of Inventory	3.3	2.7	- 18.2%	--	--	--

* 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	September			Rolling 12 Months		
Key Metrics	2025	2026	Percent Change	Thru 9-2025	Thru 9-2026	Percent Change
New Listings	114	108	- 5.3%	1,412	1,529	+ 8.3%
Pending Sales	57	61	+ 7.0%	773	860	+ 11.3%
Closed Sales	47	66	+ 40.4%	773	859	+ 11.1%
Days on Market Until Sale	45	34	- 24.4%	32	38	+ 18.8%
Median Sales Price*	\$520,000	\$505,500	- 2.8%	\$525,000	\$515,000	- 1.9%
Average Sales Price*	\$514,124	\$508,050	- 1.2%	\$530,846	\$523,609	- 1.4%
Percent of Original List Price Received*	97.7%	98.1%	+ 0.4%	98.7%	98.1%	- 0.6%
Percent of List Price Received*	100.0%	100.0%	0.0%	100.1%	99.9%	- 0.2%
Inventory of Homes for Sale	338	269	- 20.4%	--	--	--
Months Supply of Inventory	5.2	3.8	- 26.9%	--	--	--

* 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

