

Local Market Update for May 2025

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

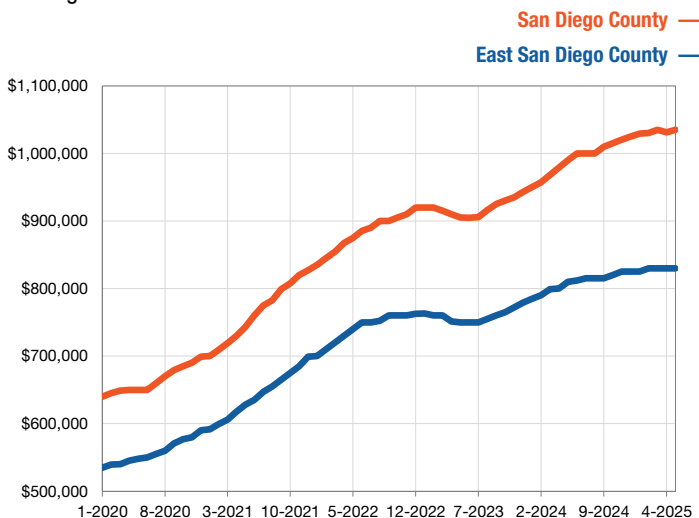
Detached Single-Family	May			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	461	384	- 16.7%	3,823	4,397	+ 15.0%
Pending Sales	281	296	+ 5.3%	2,783	2,975	+ 6.9%
Closed Sales	265	253	- 4.5%	2,762	2,929	+ 6.0%
Days on Market Until Sale	20	28	+ 40.0%	21	27	+ 28.6%
Median Sales Price*	\$850,000	\$847,000	- 0.4%	\$809,844	\$830,000	+ 2.5%
Average Sales Price*	\$892,306	\$902,322	+ 1.1%	\$852,726	\$874,048	+ 2.5%
Percent of Original List Price Received*	99.7%	98.5%	- 1.2%	100.2%	98.7%	- 1.5%
Percent of List Price Received*	100.3%	99.9%	- 0.4%	100.7%	99.9%	- 0.8%
Inventory of Homes for Sale	682	650	- 4.7%	--	--	--
Months Supply of Inventory	2.9	2.6	- 10.3%	--	--	--

* 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		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	128	146	+ 14.1%	1,184	1,379	+ 16.5%
Pending Sales	77	64	- 16.9%	882	842	- 4.5%
Closed Sales	106	64	- 39.6%	899	838	- 6.8%
Days on Market Until Sale	21	35	+ 66.7%	18	29	+ 61.1%
Median Sales Price*	\$541,000	\$520,000	- 3.9%	\$535,000	\$530,000	- 0.9%
Average Sales Price*	\$565,623	\$542,169	- 4.1%	\$549,072	\$541,157	- 1.4%
Percent of Original List Price Received*	100.4%	97.4%	- 3.0%	101.0%	98.8%	- 2.2%
Percent of List Price Received*	100.5%	99.0%	- 1.5%	101.1%	100.2%	- 0.9%
Inventory of Homes for Sale	203	258	+ 27.1%	--	--	--
Months Supply of Inventory	2.8	3.7	+ 32.1%	--	--	--

* 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.

Median Sales Price – Detached Single-Family
Rolling 12-Month Calculation



Median Sales Price – Attached Single-Family
Rolling 12-Month Calculation

