

Local Market Update for August 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

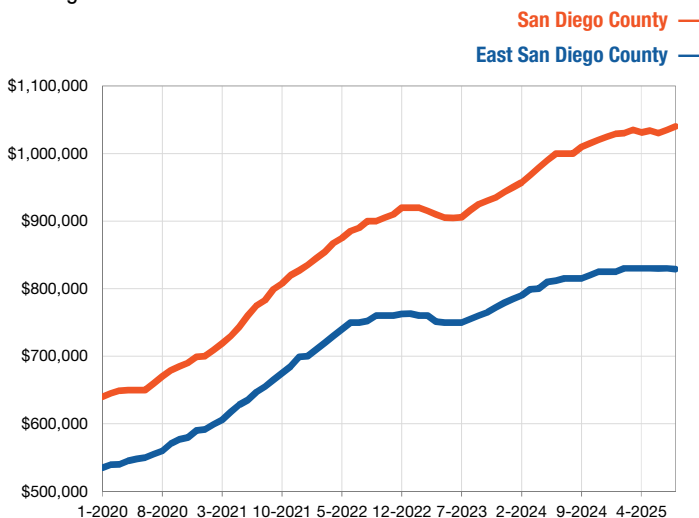
Detached Single-Family	August			Rolling 12 Months		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	422	338	- 19.9%	4,021	4,442	+ 10.5%
Pending Sales	232	243	+ 4.7%	2,825	2,956	+ 4.6%
Closed Sales	277	245	- 11.6%	2,789	2,938	+ 5.3%
Days on Market Until Sale	22	28	+ 27.3%	22	29	+ 31.8%
Median Sales Price*	\$830,000	\$825,000	- 0.6%	\$815,000	\$829,000	+ 1.7%
Average Sales Price*	\$885,532	\$862,334	- 2.6%	\$862,191	\$872,860	+ 1.2%
Percent of Original List Price Received*	98.7%	97.7%	- 1.0%	99.5%	98.4%	- 1.1%
Percent of List Price Received*	99.8%	99.3%	- 0.5%	100.3%	99.7%	- 0.6%
Inventory of Homes for Sale	773	645	- 16.6%	--	--	--
Months Supply of Inventory	3.3	2.6	- 21.2%	--	--	--

* 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	August			Rolling 12 Months		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	122	124	+ 1.6%	1,258	1,439	+ 14.4%
Pending Sales	69	53	- 23.2%	878	815	- 7.2%
Closed Sales	93	59	- 36.6%	885	803	- 9.3%
Days on Market Until Sale	32	33	+ 3.1%	21	31	+ 47.6%
Median Sales Price*	\$540,000	\$540,000	0.0%	\$540,000	\$528,000	- 2.2%
Average Sales Price*	\$551,083	\$552,793	+ 0.3%	\$554,257	\$539,152	- 2.7%
Percent of Original List Price Received*	98.8%	99.0%	+ 0.2%	100.1%	98.6%	- 1.5%
Percent of List Price Received*	100.2%	100.2%	0.0%	100.7%	100.1%	- 0.6%
Inventory of Homes for Sale	240	273	+ 13.8%	--	--	--
Months Supply of Inventory	3.3	4.0	+ 21.2%	--	--	--

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



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

