

Local Market Update for April 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

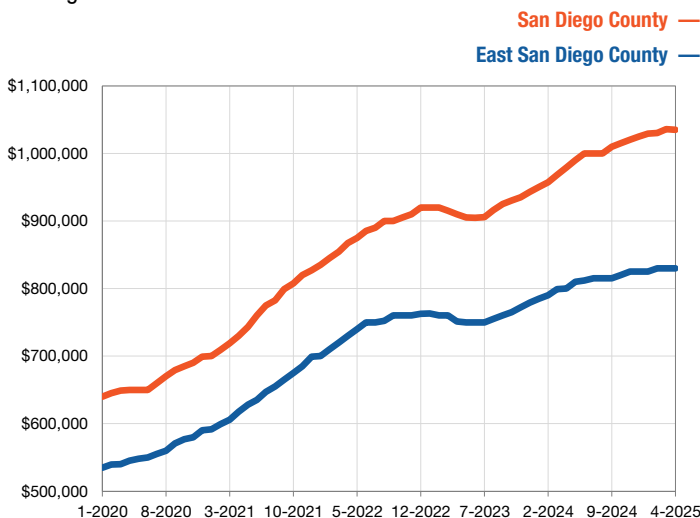
Detached Single-Family	April			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	379	420	+ 10.8%	3,683	4,426	+ 20.2%
Pending Sales	244	279	+ 14.3%	2,767	2,961	+ 7.0%
Closed Sales	247	259	+ 4.9%	2,773	2,932	+ 5.7%
Days on Market Until Sale	18	28	+ 55.6%	22	26	+ 18.2%
Median Sales Price*	\$850,000	\$840,000	- 1.2%	\$800,000	\$830,000	+ 3.8%
Average Sales Price*	\$875,635	\$887,908	+ 1.4%	\$845,362	\$873,342	+ 3.3%
Percent of Original List Price Received*	100.2%	98.5%	- 1.7%	100.4%	98.8%	- 1.6%
Percent of List Price Received*	101.0%	99.6%	- 1.4%	100.9%	100.0%	- 0.9%
Inventory of Homes for Sale	574	645	+ 12.4%	--	--	--
Months Supply of Inventory	2.5	2.6	+ 4.0%	--	--	--

* 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	April			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	108	123	+ 13.9%	1,174	1,351	+ 15.1%
Pending Sales	100	78	- 22.0%	905	862	- 4.8%
Closed Sales	79	82	+ 3.8%	886	877	- 1.0%
Days on Market Until Sale	21	29	+ 38.1%	17	28	+ 64.7%
Median Sales Price*	\$565,000	\$492,000	- 12.9%	\$530,000	\$533,000	+ 0.6%
Average Sales Price*	\$559,936	\$515,277	- 8.0%	\$543,804	\$544,123	+ 0.1%
Percent of Original List Price Received*	100.3%	99.0%	- 1.3%	101.2%	99.1%	- 2.1%
Percent of List Price Received*	100.5%	100.6%	+ 0.1%	101.3%	100.3%	- 1.0%
Inventory of Homes for Sale	177	203	+ 14.7%	--	--	--
Months Supply of Inventory	2.3	2.8	+ 21.7%	--	--	--

* 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

