

Local Market Update for December 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

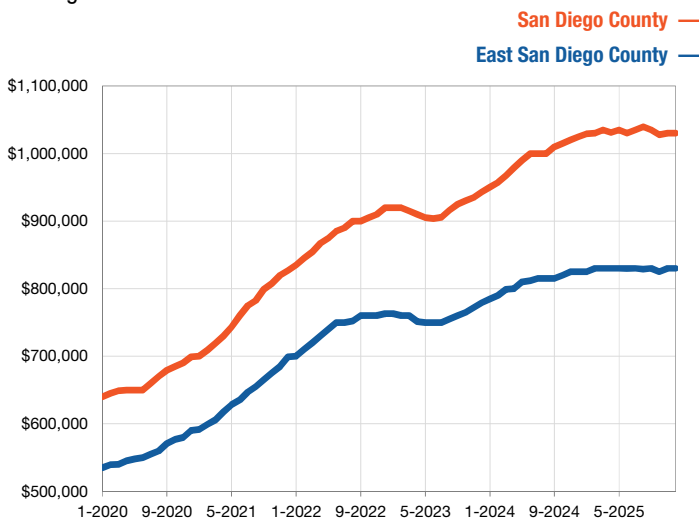
Detached Single-Family	December			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	221	185	- 16.3%	4,191	4,400	+ 5.0%
Pending Sales	157	182	+ 15.9%	2,935	2,953	+ 0.6%
Closed Sales	253	217	- 14.2%	2,972	2,880	- 3.1%
Days on Market Until Sale	29	36	+ 24.1%	24	30	+ 25.0%
Median Sales Price*	\$825,000	\$825,000	0.0%	\$825,000	\$830,000	+ 0.6%
Average Sales Price*	\$855,575	\$845,737	- 1.1%	\$871,721	\$871,473	- 0.0%
Percent of Original List Price Received*	97.8%	97.5%	- 0.3%	99.1%	98.2%	- 0.9%
Percent of List Price Received*	99.6%	99.2%	- 0.4%	100.1%	99.5%	- 0.6%
Inventory of Homes for Sale	610	444	- 27.2%	--	--	--
Months Supply of Inventory	2.5	1.8	- 28.0%	--	--	--

* 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	December			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	56	65	+ 16.1%	1,313	1,478	+ 12.6%
Pending Sales	52	60	+ 15.4%	908	802	- 11.7%
Closed Sales	68	62	- 8.8%	896	782	- 12.7%
Days on Market Until Sale	28	56	+ 100.0%	25	36	+ 44.0%
Median Sales Price*	\$522,500	\$517,500	- 1.0%	\$545,000	\$525,000	- 3.7%
Average Sales Price*	\$531,346	\$517,076	- 2.7%	\$553,261	\$538,558	- 2.7%
Percent of Original List Price Received*	97.5%	96.4%	- 1.1%	99.4%	98.3%	- 1.1%
Percent of List Price Received*	98.9%	99.4%	+ 0.5%	100.4%	100.0%	- 0.4%
Inventory of Homes for Sale	171	215	+ 25.7%	--	--	--
Months Supply of Inventory	2.3	3.2	+ 39.1%	--	--	--

* 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

