Local Market Update for October 2025

Provided by the North San Diego County REALTORS®.



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	October			Rolling 12 Months			
Key Metrics	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change	
New Listings	384	351	- 8.6%	4,176	4,439	+ 6.3%	
Pending Sales	260	259	- 0.4%	2,915	2,961	+ 1.6%	
Closed Sales	263	253	- 3.8%	2,860	2,935	+ 2.6%	
Days on Market Until Sale	27	29	+ 7.4%	23	30	+ 30.4%	
Median Sales Price*	\$836,000	\$815,000	- 2.5%	\$820,000	\$825,000	+ 0.6%	
Average Sales Price*	\$880,482	\$851,076	- 3.3%	\$865,339	\$870,858	+ 0.6%	
Percent of Original List Price Received*	98.6%	98.3%	- 0.3%	99.3%	98.3%	- 1.0%	
Percent of List Price Received*	99.8%	99.4%	- 0.4%	100.2%	99.6%	- 0.6%	
Inventory of Homes for Sale	791	613	- 22.5%				
Months Supply of Inventory	3.3	2.5	- 24.2%				

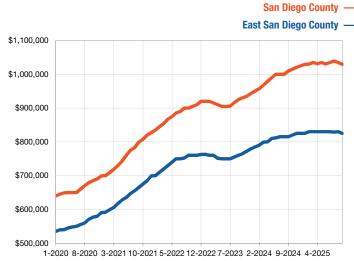
^{*} Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached Single-Family	October			Rolling 12 Months			
Key Metrics	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change	
New Listings	122	126	+ 3.3%	1,308	1,447	+ 10.6%	
Pending Sales	72	74	+ 2.8%	899	808	- 10.1%	
Closed Sales	68	56	- 17.6%	885	785	- 11.3%	
Days on Market Until Sale	31	37	+ 19.4%	24	32	+ 33.3%	
Median Sales Price*	\$578,500	\$549,500	- 5.0%	\$545,500	\$525,000	- 3.8%	
Average Sales Price*	\$563,065	\$567,377	+ 0.8%	\$554,459	\$539,256	- 2.7%	
Percent of Original List Price Received*	98.9%	97.8%	- 1.1%	99.7%	98.5%	- 1.2%	
Percent of List Price Received*	100.6%	99.8%	- 0.8%	100.6%	100.0%	- 0.6%	
Inventory of Homes for Sale	235	253	+ 7.7%				
Months Supply of Inventory	3.1	3.8	+ 22.6%				

^{*} 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

