Local Market Update for October 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®
HOMEDEX
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

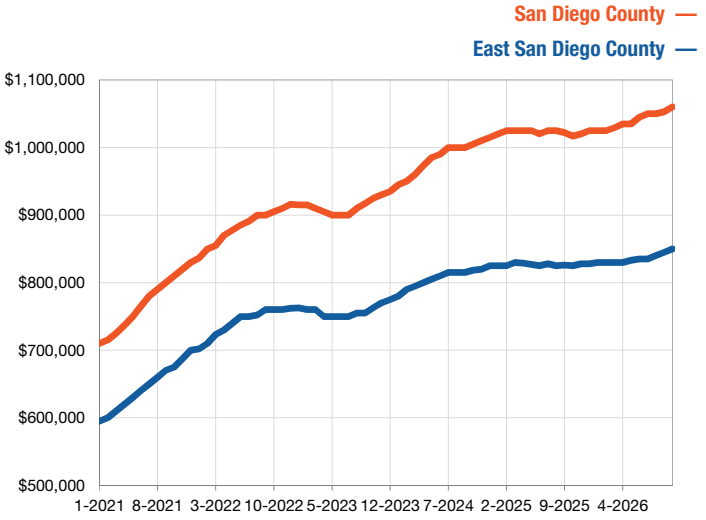
Detached Single-Family	October			Rolling 12 Months		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	368	**334**	- 9.2%	4,510	**4,062**	- 9.9%
Pending Sales	255	**185**	- 27.5%	2,973	**2,714**	- 8.7%
Closed Sales	267	**187**	- 30.0%	2,980	**2,741**	- 8.0%
Days on Market Until Sale	30	**32**	+ 6.7%	30	**31**	+ 3.3%
Median Sales Price*	$820,000	**$849,950**	+ 3.7%	$825,000	**$849,900**	+ 3.0%
Average Sales Price*	$850,999	**$939,695**	+ 10.4%	$869,693	**$896,515**	+ 3.1%
Percent of Original List Price Received*	98.1%	**97.6%**	- 0.5%	98.2%	**98.5%**	+ 0.3%
Percent of List Price Received*	99.3%	**99.1%**	- 0.2%	99.6%	**99.7%**	+ 0.1%
Inventory of Homes for Sale	791	**698**	- 11.8%	--	--	--
Months Supply of Inventory	3.2	**3.1**	- 3.1%	--	--	--

* 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.

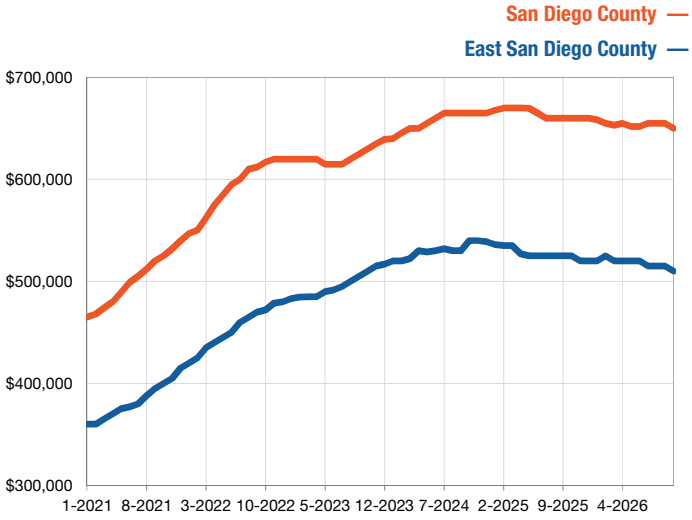
Attached Single-Family	October			Rolling 12 Months		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	150	**104**	- 30.7%	1,443	**1,491**	+ 3.3%
Pending Sales	78	**50**	- 35.9%	784	**836**	+ 6.6%
Closed Sales	55	**51**	- 7.3%	764	**858**	+ 12.3%
Days on Market Until Sale	36	**36**	0.0%	32	**38**	+ 18.8%
Median Sales Price*	$527,000	**$472,000**	- 10.4%	$525,000	**$510,000**	- 2.9%
Average Sales Price*	$535,796	**$505,475**	- 5.7%	$529,668	**$521,642**	- 1.5%
Percent of Original List Price Received*	98.4%	**97.5%**	- 0.9%	98.6%	**98.1%**	- 0.5%
Percent of List Price Received*	100.3%	**99.2%**	- 1.1%	100.1%	**99.8%**	- 0.3%
Inventory of Homes for Sale	358	**273**	- 23.7%	--	--	--
Months Supply of Inventory	5.5	**3.9**	- 29.1%	--	--	--

* 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



Current as of November 4, 2026. All data from CRMLS. Report © 2026 ShowingTime Plus, LLC.