

Local Market Update for February 2026

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

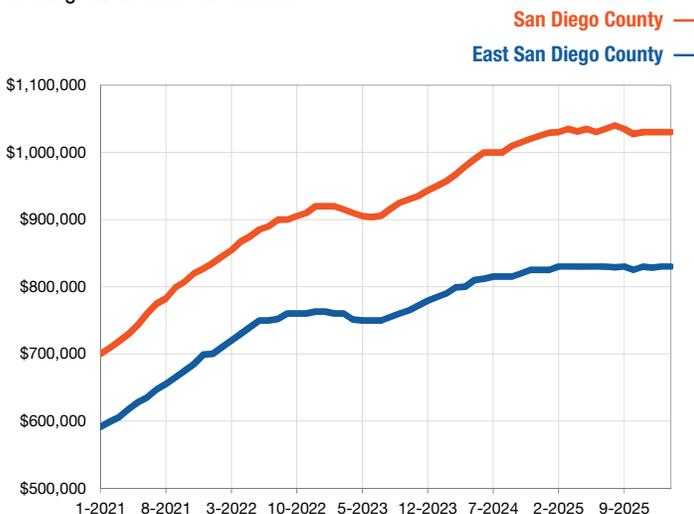
Detached Single-Family	February			Rolling 12 Months		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
Key Metrics						
New Listings	356	313	- 12.1%	4,340	4,307	- 0.8%
Pending Sales	221	242	+ 9.5%	2,913	2,946	+ 1.1%
Closed Sales	207	190	- 8.2%	2,950	2,885	- 2.2%
Days on Market Until Sale	36	38	+ 5.6%	26	31	+ 19.2%
Median Sales Price*	\$830,000	\$819,500	- 1.3%	\$830,000	\$830,000	0.0%
Average Sales Price*	\$859,661	\$878,350	+ 2.2%	\$869,870	\$874,649	+ 0.5%
Percent of Original List Price Received*	98.7%	98.1%	- 0.6%	99.0%	98.1%	- 0.9%
Percent of List Price Received*	99.8%	99.6%	- 0.2%	100.1%	99.4%	- 0.7%
Inventory of Homes for Sale	729	511	- 29.9%	--	--	--
Months Supply of Inventory	3.0	2.1	- 30.0%	--	--	--

* 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	February			Rolling 12 Months		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
Key Metrics						
New Listings	120	90	- 25.0%	1,352	1,451	+ 7.3%
Pending Sales	62	85	+ 37.1%	882	838	- 5.0%
Closed Sales	64	62	- 3.1%	897	794	- 11.5%
Days on Market Until Sale	30	36	+ 20.0%	27	36	+ 33.3%
Median Sales Price*	\$506,500	\$547,500	+ 8.1%	\$542,000	\$525,000	- 3.1%
Average Sales Price*	\$534,814	\$546,992	+ 2.3%	\$551,651	\$540,747	- 2.0%
Percent of Original List Price Received*	99.6%	98.2%	- 1.4%	99.3%	98.1%	- 1.2%
Percent of List Price Received*	100.4%	99.4%	- 1.0%	100.3%	99.9%	- 0.4%
Inventory of Homes for Sale	256	182	- 28.9%	--	--	--
Months Supply of Inventory	3.5	2.6	- 25.7%	--	--	--

* 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

