

Local Market Update for March 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

North San Diego County

Zip Codes: 92003, 92007, 92008, 92009, 92010, 92011, 92014, 92024, 92025, 92026, 92027, 92028, 92029, 92054, 92056, 92057, 92058, 92059, 92061, 92064, 92065, 92067, 92069, 92075, 92078, 92081, 92082, 92083, 92084, 92091, 92127, 92128, 92129, 92130

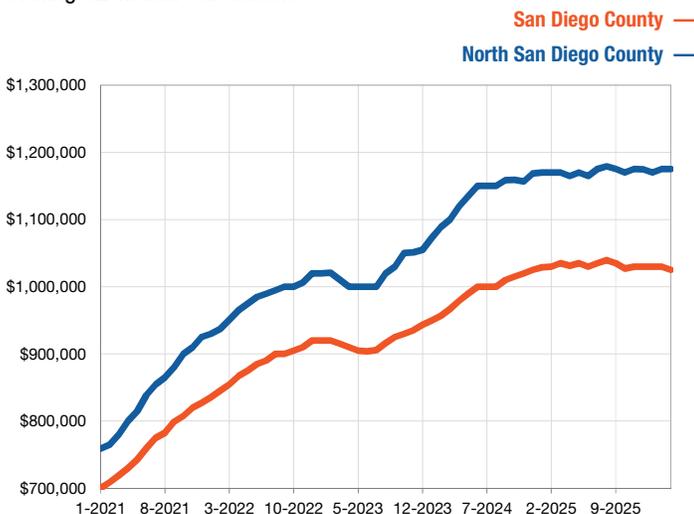
Detached Single-Family	March			Rolling 12 Months		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
Key Metrics						
New Listings	1,085	1,024	- 5.6%	10,720	11,077	+ 3.3%
Pending Sales	696	709	+ 1.9%	7,089	7,335	+ 3.5%
Closed Sales	563	635	+ 12.8%	7,038	7,295	+ 3.7%
Days on Market Until Sale	27	33	+ 22.2%	28	35	+ 25.0%
Median Sales Price*	\$1,162,000	\$1,167,000	+ 0.4%	\$1,170,000	\$1,175,000	+ 0.4%
Average Sales Price*	\$1,588,619	\$1,504,412	- 5.3%	\$1,547,163	\$1,548,028	+ 0.1%
Percent of Original List Price Received*	98.5%	98.4%	- 0.1%	98.3%	97.0%	- 1.3%
Percent of List Price Received*	99.5%	99.6%	+ 0.1%	99.6%	98.7%	- 0.9%
Inventory of Homes for Sale	2,020	1,537	- 23.9%	--	--	--
Months Supply of Inventory	3.4	2.5	- 26.5%	--	--	--

* 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	March			Rolling 12 Months		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
Key Metrics						
New Listings	526	356	- 32.3%	4,634	4,671	+ 0.8%
Pending Sales	273	246	- 9.9%	3,013	2,957	- 1.9%
Closed Sales	251	245	- 2.4%	3,004	2,966	- 1.3%
Days on Market Until Sale	37	32	- 13.5%	29	35	+ 20.7%
Median Sales Price*	\$720,000	\$790,000	+ 9.7%	\$749,000	\$728,500	- 2.7%
Average Sales Price*	\$870,455	\$929,691	+ 6.8%	\$867,267	\$874,459	+ 0.8%
Percent of Original List Price Received*	98.5%	98.0%	- 0.5%	98.6%	97.3%	- 1.3%
Percent of List Price Received*	99.0%	99.1%	+ 0.1%	99.7%	99.0%	- 0.7%
Inventory of Homes for Sale	936	636	- 32.1%	--	--	--
Months Supply of Inventory	3.7	2.6	- 29.7%	--	--	--

* 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

