Marketwatch Report

October 2026

NORTH SAN DIEGO COUNTY REALTORS®
HOMEDEX
Market Statistics

A FREE RESEARCH TOOL FROM THE

North San Diego County REALTORS®

Reporting on Detached Single-Family and Attached Single-Family Residential Activity Only

Counties

All Counties Overview	2
East San Diego County	3
Metro San Diego County	5
North San Diego County	7
South San Diego County	9

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

Marketwatch Report

October 2026

NORTH SAN DIEGO COUNTY REALTORS® HOMEDEX Market Statistics

San Diego County Overview

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Oct-26	1-Yr Chg	Oct-26	1-Yr Chg	Oct-26	1-Yr Chg	Oct-26	1-Yr Chg
East San Diego County	$785,000	↓ - 0.6%	97.6%	↓ - 0.6%	33	↑ + 6.5%	238	↓ - 26.3%
Metro San Diego County	$925,000	↑ + 2.2%	96.7%	↑ + 0.1%	35	↓ - 2.8%	577	↓ - 14.9%
North San Diego County	$1,022,900	↑ + 4.9%	96.8%	↑ + 0.7%	38	→ 0.0%	712	↓ - 26.4%
South San Diego County	$840,000	↑ + 5.0%	97.7%	↓ - 1.4%	29	↓ - 9.4%	120	↓ - 37.2%
San Diego County	**$905,000**	**↑ + 3.4%**	**97.0%**	**↑ + 0.1%**	**35**	**↓ - 2.8%**	**1,674**	**↓ - 23.5%**

Marketwatch Report

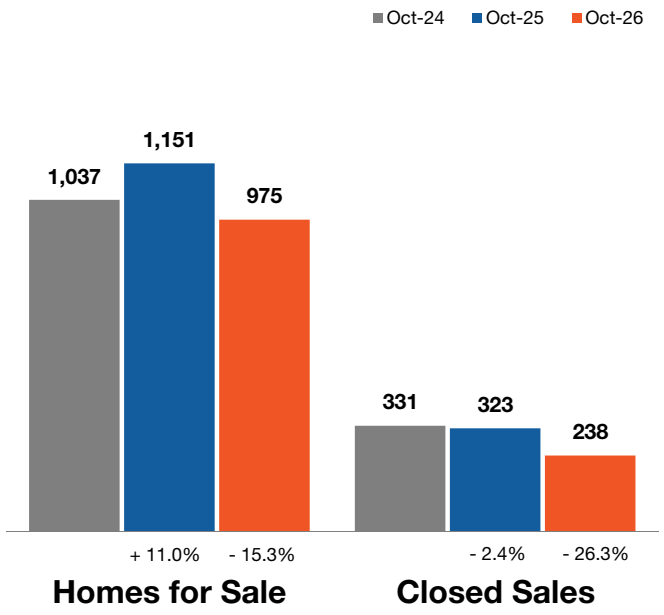
October 2026

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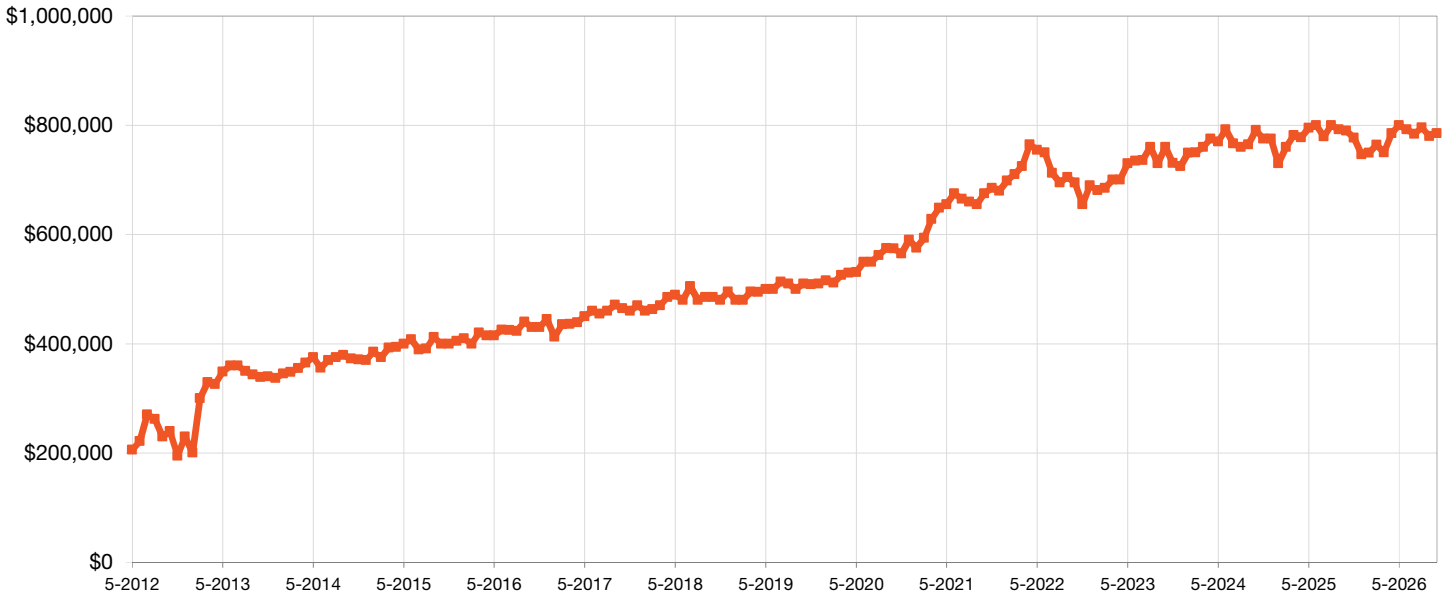
East San Diego County

Key Metrics	Oct-26	1-Yr Chg
Median Sales Price	$785,000	- 0.6%
Average Sales Price	$846,255	+ 5.9%
Pct. of Orig. Price Rec'd.	97.6%	- 0.6%
Homes for Sale	975	- 15.3%
Closed Sales	238	- 26.3%
Months Supply	3.3	- 10.8%
Days on Market	33	+ 6.5%

Market Activity



Historical Median Sales Price for East San Diego County



Marketwatch Report

October 2026

NORTH SAN DIEGO COUNTY REALTORS® HOMEDEX Market Statistics

East San Diego County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Oct-26	1-Yr Chg	Oct-26	1-Yr Chg	Oct-26	1-Yr Chg	Oct-26	1-Yr Chg
91901 - Alpine	$1,120,000	+ 16.7%	99.4%	+ 3.8%	29	- 29.9%	18	+ 38.5%
91905 - Boulevard	$0	- 100.0%	0.0%	- 100.0%	0	- 100.0%	0	- 100.0%
91906 - Campo	$535,000	+ 23.0%	95.2%	- 2.3%	96	+ 277.6%	3	0.0%
91916 - Descanso	$0	- 100.0%	0.0%	- 100.0%	0	- 100.0%	0	- 100.0%
91917 - Dulzura	$0	--	0.0%	--	0	--	0	--
91931 - Guatay	$0	--	0.0%	--	0	--	0	--
91934 - Jacumba	$0	- 100.0%	0.0%	- 100.0%	0	- 100.0%	0	- 100.0%
91935 - Jamul	$1,274,000	+ 27.5%	98.2%	+ 2.2%	29	- 47.4%	6	+ 20.0%
91941 - La Mesa	$959,000	- 14.2%	98.4%	+ 0.0%	26	+ 6.6%	21	+ 5.0%
91942 - La Mesa	$752,500	- 4.9%	99.4%	+ 0.0%	20	- 7.4%	26	- 7.1%
91945 - Lemon Grove	$750,000	+ 2.0%	98.9%	+ 0.4%	31	- 3.1%	9	- 60.9%
91948 - Mount Laguna	$0	- 100.0%	0.0%	- 100.0%	0	- 100.0%	0	- 100.0%
91962 - Pine Valley	$653,000	- 2.7%	96.2%	- 1.6%	0	- 100.0%	1	- 50.0%
91963 - Potrero	$0	- 100.0%	0.0%	- 100.0%	0	- 100.0%	0	- 100.0%
91977 - Spring Valley	$740,000	- 1.3%	97.5%	- 2.1%	41	+ 79.2%	19	- 60.4%
91978 - Spring Valley	$912,500	+ 7.5%	96.2%	- 1.3%	19	+ 40.7%	4	- 33.3%
91980 - Tecate	$0	--	0.0%	--	0	--	0	--
92004 - Borrego Springs	$325,000	- 19.9%	87.4%	- 8.5%	167	+ 40.3%	1	0.0%
92019 - El Cajon	$927,500	+ 16.4%	96.5%	- 2.4%	38	+ 21.0%	20	- 13.0%
92020 - El Cajon	$852,500	- 0.4%	96.7%	- 1.7%	33	+ 31.3%	22	+ 10.0%
92021 - El Cajon	$740,000	- 6.4%	97.3%	- 0.3%	35	- 6.1%	29	- 14.7%
92036 - Julian	$570,000	- 24.1%	93.8%	- 4.2%	52	+ 32.4%	9	+ 12.5%
92040 - Lakeside	$787,500	- 0.3%	97.5%	+ 4.0%	28	- 43.2%	24	0.0%
92066 - Ranchita	$335,000	- 42.7%	90.5%	- 3.9%	121	+ 188.1%	1	- 50.0%
92070 - Santa Ysabel	$0	- 100.0%	0.0%	- 100.0%	0	- 100.0%	0	- 100.0%
92071 - Santee	$702,000	- 11.6%	98.1%	- 0.9%	30	+ 11.6%	24	- 51.0%
92086 - Warner Springs	$140,000	- 33.3%	93.4%	- 4.8%	10	- 84.8%	1	- 66.7%

Marketwatch Report

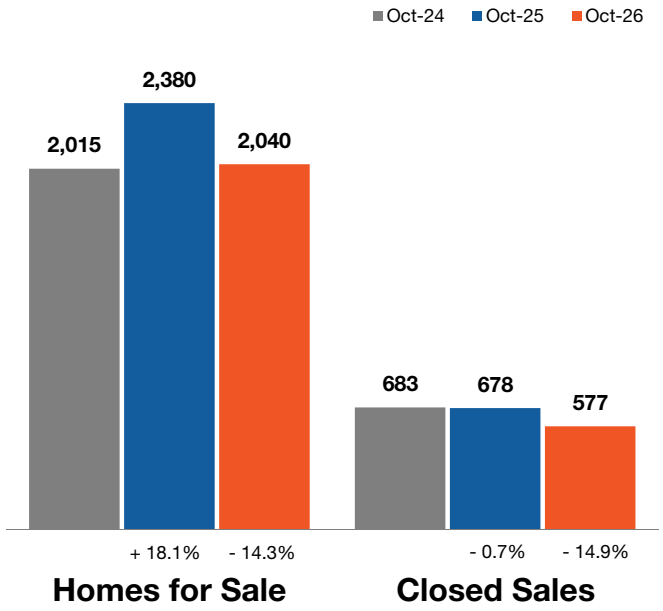
October 2026

NORTH SAN DIEGO COUNTY REALTORS® HOMEDEX Market Statistics

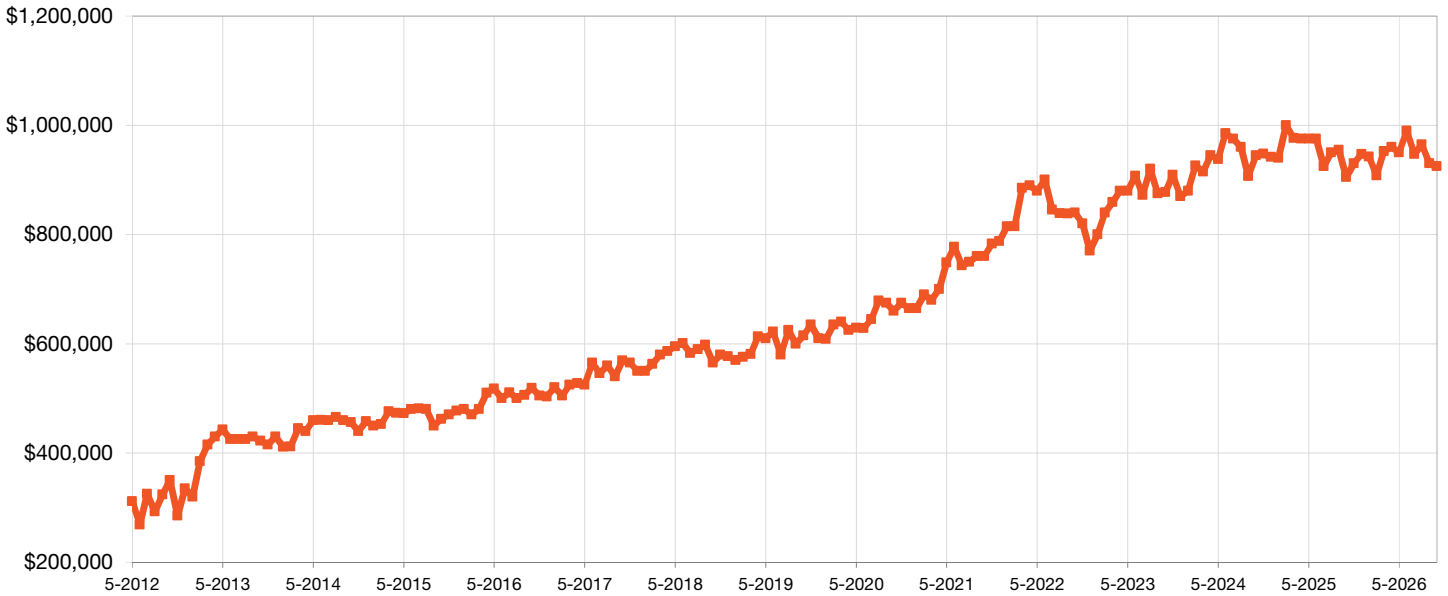
Metro San Diego County

Key Metrics	Oct-26	1-Yr Chg
Median Sales Price	$925,000	+ 2.2%
Average Sales Price	$1,301,151	+ 5.0%
Pct. of Orig. Price Rec'd.	96.7%	+ 0.1%
Homes for Sale	2,040	- 14.3%
Closed Sales	577	- 14.9%
Months Supply	3.3	- 13.2%
Days on Market	35	- 2.8%

Market Activity



Historical Median Sales Price for Metro San Diego County



Marketwatch Report

October 2026

NORTH SAN DIEGO COUNTY REALTORS® HOMEDEX Market Statistics

Metro San Diego County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Oct-26	1-Yr Chg	Oct-26	1-Yr Chg	Oct-26	1-Yr Chg	Oct-26	1-Yr Chg
92037 - La Jolla	$2,475,000	+ 17.9%	95.6%	- 0.4%	43	- 21.5%	42	- 6.7%
92101 - San Diego Downtown	$694,900	+ 2.7%	94.5%	- 1.6%	50	+ 9.5%	52	+ 2.0%
92102 - San Diego Golden Hill	$675,000	0.0%	98.8%	+ 3.0%	35	- 23.9%	16	+ 14.3%
92103 - Mission Hills-Hillcrest-Midtown	$880,000	- 20.6%	97.1%	+ 1.1%	35	- 30.6%	23	- 14.8%
92104 - North Park	$595,000	- 16.2%	96.2%	- 1.0%	40	+ 80.1%	21	- 36.4%
92105 - East San Diego	$740,000	+ 9.6%	99.4%	+ 2.7%	28	- 37.4%	13	0.0%
92106 - Point Loma	$1,855,000	- 3.4%	93.8%	+ 1.6%	69	+ 26.0%	10	- 37.5%
92107 - Ocean Beach	$1,118,400	- 34.2%	97.8%	+ 3.0%	24	- 36.5%	19	+ 11.8%
92108 - Mission Valley	$440,000	- 22.8%	94.5%	- 2.2%	47	+ 15.8%	18	+ 28.6%
92109 - Pacific Beach	$1,100,000	- 26.7%	95.3%	+ 0.1%	31	- 34.5%	21	- 32.3%
92110 - Old Town	$825,000	+ 27.7%	98.7%	+ 4.1%	37	+ 37.7%	24	- 7.7%
92111 - Linda Vista	$912,500	+ 0.3%	96.8%	- 1.9%	29	+ 15.0%	28	- 15.2%
92113 - Logan Heights	$565,000	- 10.7%	96.3%	+ 3.1%	71	+ 105.6%	12	- 25.0%
92114 - Encanto	$765,000	+ 2.0%	101.3%	+ 2.5%	14	- 51.2%	17	- 37.0%
92115 - San Diego	$836,250	+ 13.0%	93.7%	- 4.2%	40	+ 31.4%	24	- 33.3%
92116 - Normal Heights	$1,130,000	+ 9.2%	99.0%	+ 3.7%	22	- 43.8%	23	+ 15.0%
92117 - Clairemont Mesa	$1,000,000	- 7.0%	98.2%	+ 0.5%	24	- 5.6%	34	- 33.3%
92118 - Coronado	$3,550,000	- 1.4%	95.4%	+ 1.4%	37	- 33.9%	19	- 9.5%
92119 - San Carlos	$835,000	- 5.1%	97.2%	- 1.0%	28	+ 1.8%	16	- 48.4%
92120 - Del Cerro	$855,000	- 22.3%	96.7%	- 1.1%	21	- 15.0%	20	- 25.9%
92121 - Sorrento Valley	$788,500	- 16.7%	86.2%	- 6.9%	79	+ 77.5%	2	- 50.0%
92122 - University City	$1,370,000	+ 40.2%	95.6%	+ 0.5%	38	- 6.8%	29	+ 26.1%
92123 - Mission Valley	$901,000	- 11.1%	97.6%	- 1.6%	30	+ 65.5%	13	- 18.8%
92124 - Tierrasanta	$1,312,500	+ 20.7%	99.9%	+ 5.2%	22	- 20.5%	6	- 50.0%
92126 - Mira Mesa	$840,534	- 13.8%	98.7%	- 0.0%	26	- 30.9%	31	- 16.2%
92131 - Scripps Miramar	$1,582,500	+ 111.7%	95.0%	+ 0.3%	28	- 38.2%	27	+ 50.0%
92139 - Paradise Hills	$760,000	+ 7.2%	98.3%	- 1.4%	23	- 5.9%	17	- 10.5%

Marketwatch Report

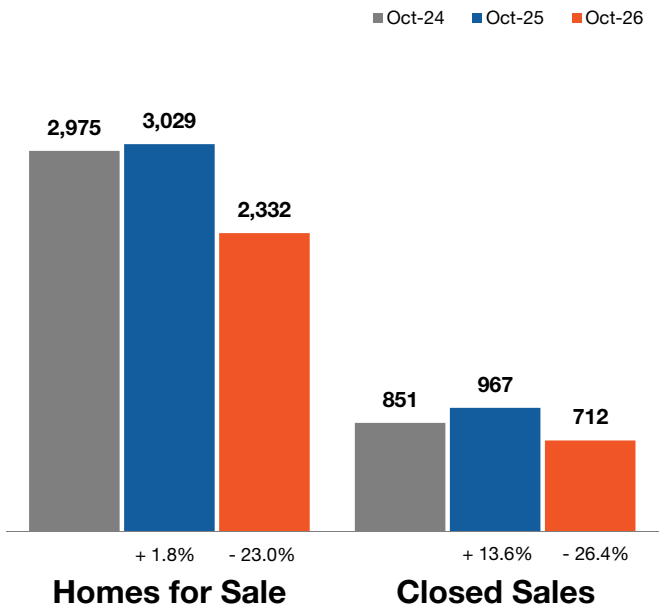
October 2026

NORTH SAN DIEGO COUNTY REALTORS® HOMEDEX Market Statistics

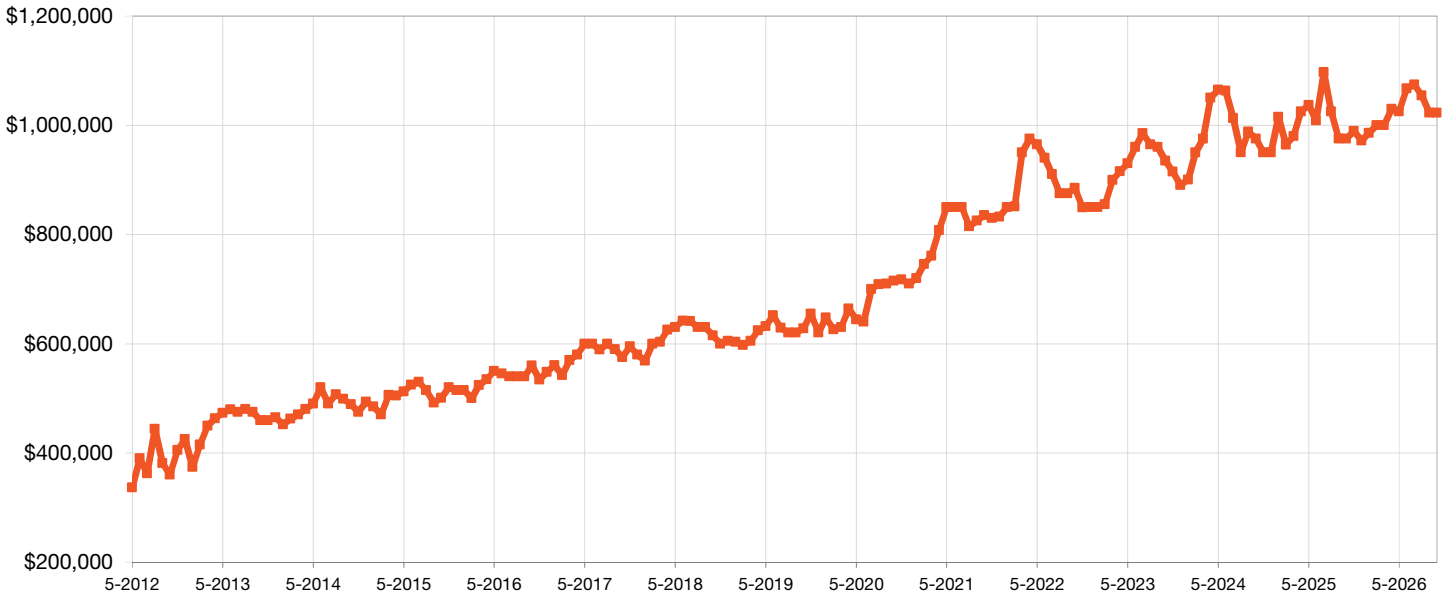
North San Diego County

Key Metrics	Oct-26	1-Yr Chg
Median Sales Price	$1,022,900	+ 4.9%
Average Sales Price	$1,367,559	- 3.3%
Pct. of Orig. Price Rec'd.	96.8%	+ 0.7%
Homes for Sale	2,332	- 23.0%
Closed Sales	712	- 26.4%
Months Supply	2.8	- 20.0%
Days on Market	38	0.0%

Market Activity



Historical Median Sales Price for North San Diego County



Marketwatch Report

October 2026

NORTH SAN DIEGO COUNTY REALTORS® HOMEDEX Market Statistics

North San Diego County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Oct-26	1-Yr Chg	Oct-26	1-Yr Chg	Oct-26	1-Yr Chg	Oct-26	1-Yr Chg
92003 - Bonsall	$1,120,000	+ 16.7%	88.2%	- 4.0%	53	- 17.0%	3	- 72.7%
92007 - Cardiff	$2,185,000	+ 6.6%	97.6%	+ 2.1%	37	- 15.1%	7	- 50.0%
92008 - Carlsbad	$1,631,725	+ 2.8%	98.1%	+ 2.2%	46	- 2.5%	16	- 50.0%
92009 - Carlsbad	$1,737,500	+ 10.3%	97.3%	+ 0.9%	33	- 3.2%	28	- 15.2%
92010 - Carlsbad	$860,000	+ 7.6%	96.0%	- 2.0%	36	- 9.7%	15	+ 114.3%
92011 - Carlsbad	$1,675,000	+ 4.9%	100.6%	+ 2.9%	14	- 51.1%	18	- 18.2%
92014 - Del Mar	$2,700,000	0.0%	93.2%	+ 2.7%	49	- 10.6%	9	- 52.6%
92024 - Encinitas	$2,028,580	+ 1.1%	96.3%	+ 0.8%	33	+ 1.7%	36	- 10.0%
92025 - Escondido	$850,000	+ 13.3%	96.2%	- 0.3%	33	+ 5.7%	25	- 24.2%
92026 - Escondido	$730,000	- 0.7%	95.0%	- 1.8%	65	+ 44.6%	29	- 48.2%
92027 - Escondido	$808,750	- 1.6%	96.2%	+ 1.8%	40	+ 5.9%	16	- 50.0%
92028 - Fallbrook	$972,500	+ 4.6%	96.5%	+ 2.2%	47	+ 8.3%	48	- 17.2%
92029 - Escondido	$1,100,000	- 21.4%	96.3%	+ 2.9%	24	- 31.6%	13	- 35.0%
92054 - Oceanside	$1,250,000	- 9.1%	97.6%	- 0.1%	51	+ 9.5%	33	- 2.9%
92056 - Oceanside	$854,000	- 3.6%	97.5%	+ 0.3%	28	- 24.9%	40	- 28.6%
92057 - Oceanside	$855,000	+ 6.9%	99.3%	+ 1.8%	25	- 20.6%	37	- 42.2%
92058 - Oceanside	$510,000	- 8.6%	98.2%	- 3.3%	28	- 29.2%	5	- 54.5%
92059 - Pala	$0	--	0.0%	--	0	--	0	--
92060 - Palomar Mountain	$0	--	0.0%	--	0	--	0	--
92061 - Pauma Valley	$0	- 100.0%	0.0%	- 100.0%	0	- 100.0%	0	- 100.0%
92064 - Poway	$1,150,000	+ 15.0%	97.5%	+ 0.5%	35	- 2.9%	27	- 40.0%
92065 - Ramona	$781,275	- 1.1%	96.1%	- 2.7%	42	+ 73.9%	32	- 13.5%
92067 - Rancho Santa Fe	$4,090,000	- 29.5%	86.9%	- 4.8%	110	+ 50.8%	12	- 29.4%
92069 - San Marcos	$723,000	- 6.8%	96.0%	- 1.7%	27	- 35.7%	19	- 13.6%
92075 - Solana Beach	$2,194,860	- 15.6%	94.6%	- 0.2%	47	+ 6.8%	10	- 23.1%
92078 - San Marcos	$891,433	+ 7.9%	98.1%	+ 1.9%	26	- 20.9%	28	- 26.3%
92081 - Vista	$899,000	+ 2.6%	98.3%	+ 2.5%	26	- 4.5%	21	- 4.5%
92082 - Valley Center	$980,000	+ 8.8%	98.2%	+ 6.5%	45	- 26.9%	14	- 41.7%
92083 - Vista	$790,000	- 4.2%	96.7%	- 1.7%	34	+ 27.3%	15	+ 25.0%
92084 - Vista	$967,750	+ 16.6%	96.8%	+ 0.9%	38	+ 17.1%	32	+ 18.5%
92091 - Rancho Santa Fe	$5,650,000	+ 171.6%	88.4%	- 6.3%	86	+ 112.7%	5	+ 66.7%
92127 - Rancho Bernardo	$1,778,500	+ 26.6%	97.3%	+ 1.0%	35	+ 10.5%	30	- 11.8%
92128 - Rancho Bernardo	$960,000	+ 14.7%	97.3%	+ 1.4%	27	- 24.4%	51	- 7.3%
92129 - Rancho Penasquitos	$1,275,000	+ 5.7%	98.3%	+ 2.5%	33	+ 0.7%	16	- 52.9%
92130 - Carmel Valley	$2,382,576	+ 73.6%	95.1%	- 1.8%	39	+ 27.7%	22	- 42.1%

Marketwatch Report

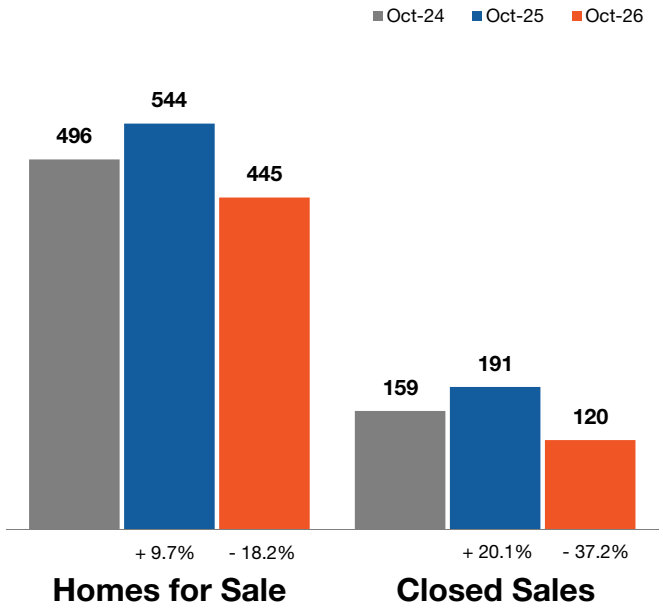
October 2026

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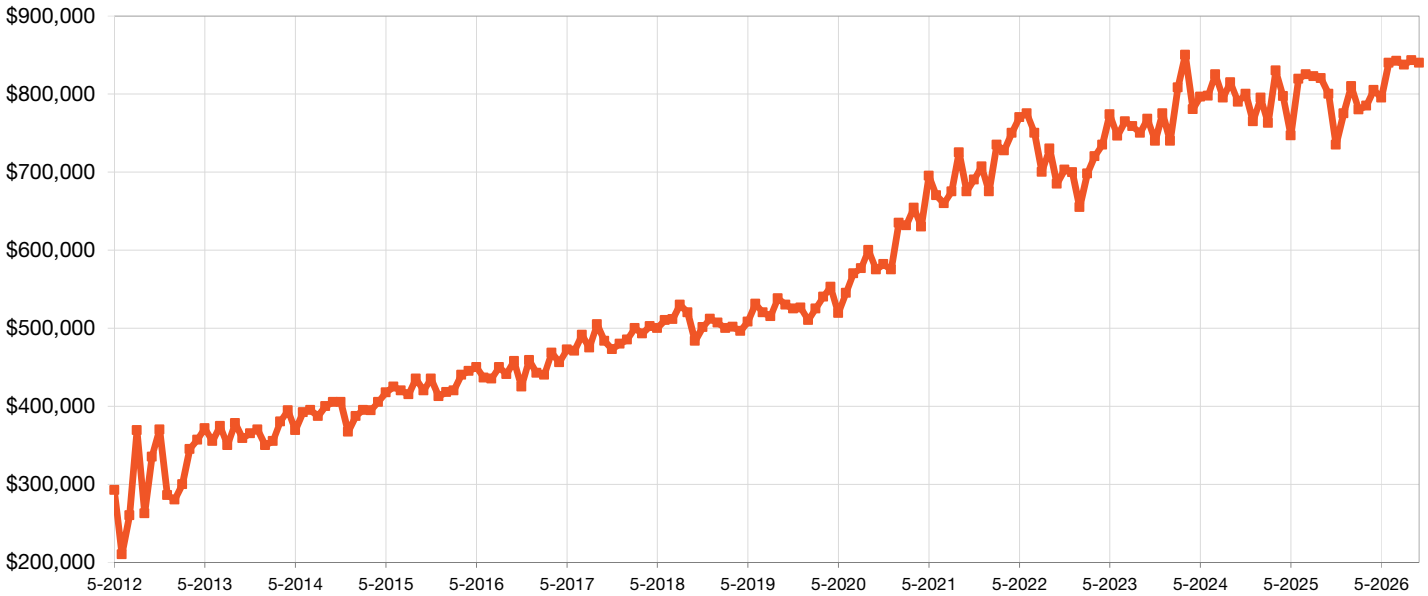
South San Diego County

Key Metrics	Oct-26	1-Yr Chg
Median Sales Price	$840,000	+ 5.0%
Average Sales Price	$887,546	+ 4.8%
Pct. of Orig. Price Rec'd.	97.7%	- 1.4%
Homes for Sale	445	- 18.2%
Closed Sales	120	- 37.2%
Months Supply	2.9	- 14.7%
Days on Market	29	- 9.4%

Market Activity



Historical Median Sales Price for South San Diego County



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South San Diego County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Oct-26	1-Yr Chg	Oct-26	1-Yr Chg	Oct-26	1-Yr Chg	Oct-26	1-Yr Chg
91902 - Bonita	$1,189,000	+ 40.5%	97.6%	- 1.1%	20	- 5.1%	7	- 53.3%
91910 - Chula Vista	$842,500	+ 13.1%	98.7%	+ 0.5%	22	- 53.3%	28	+ 3.7%
91911 - Chula Vista	$725,875	- 2.9%	98.9%	- 2.6%	25	- 17.5%	26	- 13.3%
91913 - Chula Vista	$982,500	+ 10.4%	98.7%	- 0.1%	37	+ 21.5%	20	- 64.9%
91914 - Chula Vista	$1,240,000	+ 4.6%	94.7%	- 2.2%	24	- 35.9%	8	- 20.0%
91915 - Chula Vista	$710,000	- 14.5%	96.7%	- 4.7%	46	+ 71.7%	11	- 42.1%
91932 - Imperial Beach	$770,000	- 6.7%	93.2%	- 4.0%	39	+ 32.4%	12	- 7.7%
91950 - National City	$625,000	- 10.6%	99.0%	+ 1.5%	19	- 44.8%	6	- 62.5%
92154 - Otay Mesa	$718,000	- 2.3%	100.5%	+ 1.6%	27	- 25.5%	27	- 6.9%
92173 - San Ysidro	$562,500	- 21.1%	99.4%	+ 1.0%	14	- 25.0%	2	- 50.0%