

# Marketwatch Report

May 2025



A FREE RESEARCH TOOL FROM THE  
**North San Diego County REALTORS®**

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

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# Marketwatch Report

## May 2025

# San Diego County Overview

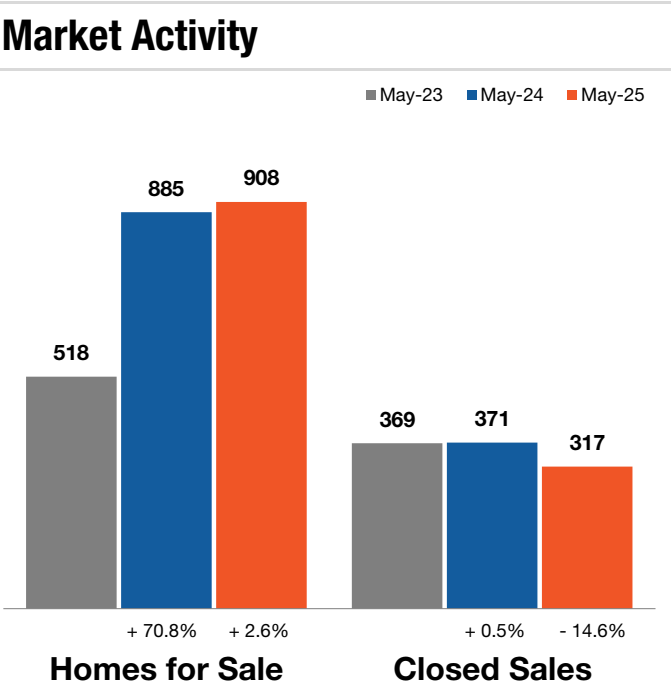
	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	May-25	1-Yr Chg	May-25	1-Yr Chg	May-25	1-Yr Chg	May-25	1-Yr Chg
East San Diego County	\$800,000	↑ + 4.1%	98.2%	↓ - 1.7%	29	↑ + 45.0%	317	↓ - 14.6%
Metro San Diego County	\$980,000	↑ + 4.3%	98.2%	↓ - 2.3%	23	↑ + 21.1%	635	↓ - 7.8%
North San Diego County	\$1,050,000	↓ - 1.6%	98.0%	↓ - 2.1%	27	↑ + 22.7%	910	↓ - 9.0%
South San Diego County	\$742,000	↓ - 6.8%	99.6%	↓ - 0.7%	29	↑ + 52.6%	150	↓ - 2.6%
San Diego County	\$905,000	↓ - 0.5%	98.3%	↓ - 1.9%	26	↑ + 23.8%	2,045	↓ - 9.4%

# Marketwatch Report

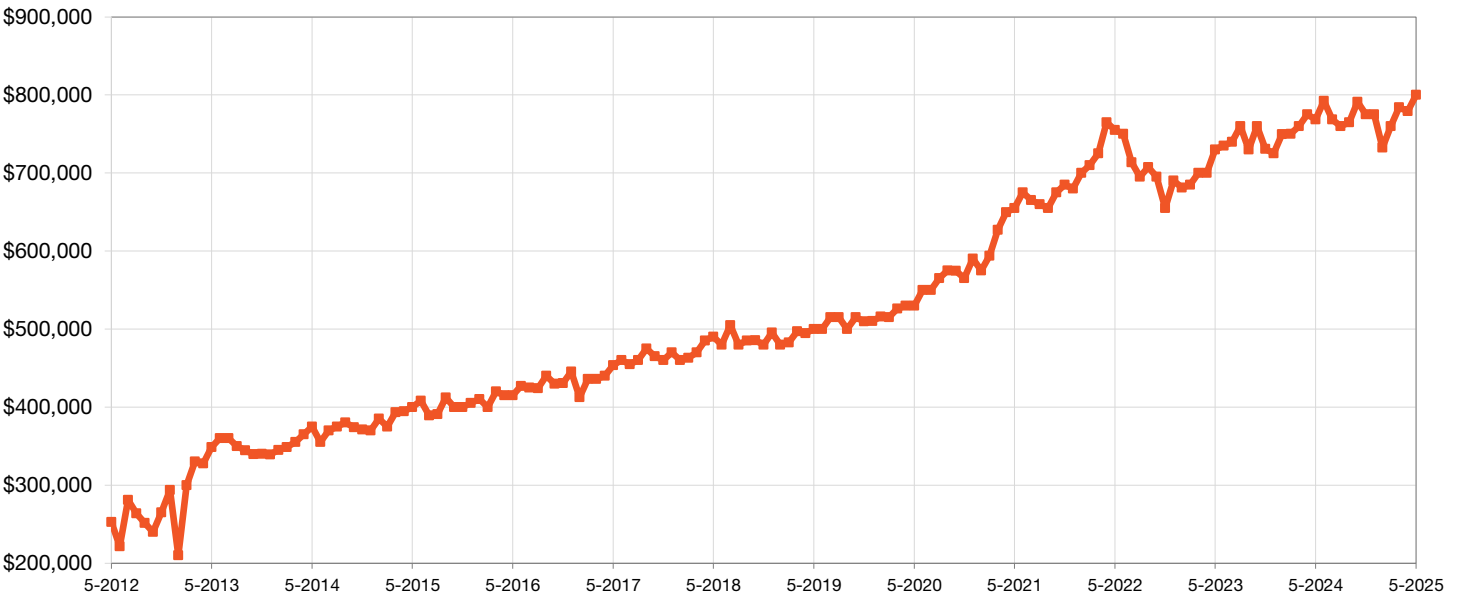
## May 2025

## East San Diego County

Key Metrics	May-25	1-Yr Chg
Median Sales Price	\$800,000	+ 4.1%
Average Sales Price	\$830,291	+ 3.8%
Pct. of Orig. Price Rec'd.	98.2%	- 1.7%
Homes for Sale	908	+ 2.6%
Closed Sales	317	- 14.6%
Months Supply	2.9	0.0%
Days on Market	29	+ 45.0%



### Historical Median Sales Price for East San Diego County



# Marketwatch Report

May 2025

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Market Statistics

## East San Diego County ZIP Codes

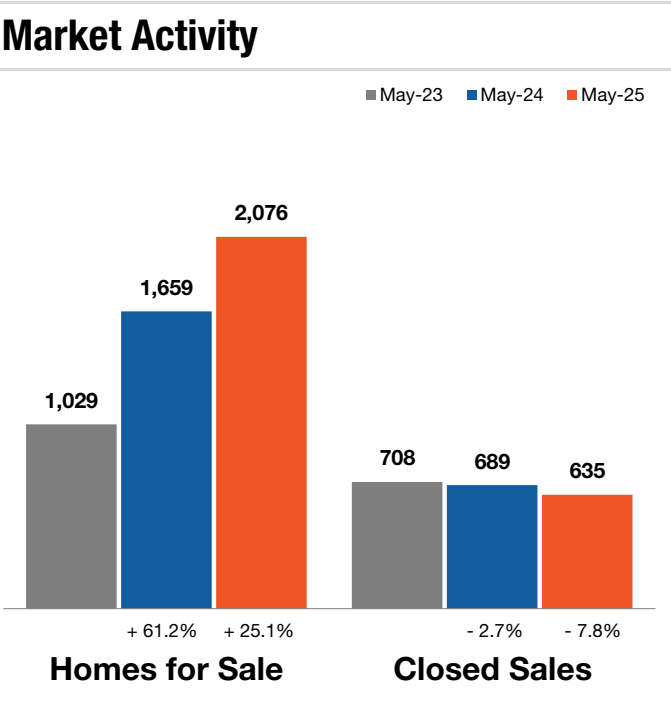
	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	May-25	1-Yr Chg	May-25	1-Yr Chg	May-25	1-Yr Chg	May-25	1-Yr Chg
91901 - Alpine	\$1,050,000	↑ + 8.8%	97.0%	↓ - 0.8%	22	↑ + 29.4%	17	↑ + 13.3%
91905 - Boulevard	\$0	↓ - 100.0%	0.0%	↓ - 100.0%	0	↓ - 100.0%	0	↓ - 100.0%
91906 - Campo	\$495,000	↓ - 10.0%	89.5%	↓ - 8.8%	48	↑ + 104.7%	3	↓ - 57.1%
91916 - Descanso	\$0	↓ - 100.0%	0.0%	↓ - 100.0%	0	↓ - 100.0%	0	↓ - 100.0%
91917 - Dulzura	\$0	↓ - 100.0%	0.0%	↓ - 100.0%	0	↓ - 100.0%	0	↓ - 100.0%
91931 - Guatay	\$0	--	0.0%	--	0	--	0	--
91934 - Jacumba	\$0	↓ - 100.0%	0.0%	↓ - 100.0%	0	↓ - 100.0%	0	↓ - 100.0%
91935 - Jamul	\$1,275,000	↑ + 11.1%	92.5%	↓ - 7.4%	61	↑ + 629.6%	5	↓ - 16.7%
91941 - La Mesa	\$1,181,250	↑ + 8.4%	99.3%	↑ + 0.9%	14	↓ - 15.1%	16	↓ - 11.1%
91942 - La Mesa	\$825,000	↓ - 4.3%	97.5%	↓ - 2.4%	22	↑ + 51.9%	31	↑ + 19.2%
91945 - Lemon Grove	\$812,500	↑ + 2.2%	100.2%	↓ - 2.5%	31	↑ + 136.5%	12	↓ - 36.8%
91948 - Mount Laguna	\$0	↓ - 100.0%	0.0%	↓ - 100.0%	0	↓ - 100.0%	0	↓ - 100.0%
91962 - Pine Valley	\$749,000	↓ - 15.7%	93.6%	↓ - 3.1%	22	↓ - 83.1%	3	↑ + 200.0%
91963 - Potrero	\$0	↓ - 100.0%	0.0%	↓ - 100.0%	0	↓ - 100.0%	0	↓ - 100.0%
91977 - Spring Valley	\$775,000	↑ + 4.0%	100.3%	↑ + 0.8%	33	↑ + 60.7%	33	↓ - 23.3%
91978 - Spring Valley	\$1,087,500	↑ + 31.8%	104.4%	↑ + 2.6%	8	↓ - 9.5%	5	→ 0.0%
91980 - Tecate	\$0	--	0.0%	--	0	--	0	--
92004 - Borrego Springs	\$377,000	↑ + 16.0%	92.1%	↓ - 4.2%	73	↑ + 179.1%	11	→ 0.0%
92019 - El Cajon	\$776,325	↑ + 5.3%	98.5%	↓ - 2.7%	29	↑ + 108.9%	28	↓ - 6.7%
92020 - El Cajon	\$860,000	↑ + 8.9%	97.8%	↓ - 3.1%	19	↓ - 16.3%	30	↓ - 28.6%
92021 - El Cajon	\$765,000	↑ + 3.6%	97.6%	↓ - 2.6%	35	↑ + 42.7%	36	↑ + 12.5%
92036 - Julian	\$595,000	↓ - 11.9%	97.5%	↑ + 8.6%	31	↑ + 17.9%	9	↑ + 80.0%
92040 - Lakeside	\$754,500	↑ + 0.6%	99.8%	↓ - 1.9%	31	↑ + 125.7%	35	↑ + 6.1%
92066 - Ranchita	\$0	↓ - 100.0%	0.0%	↓ - 100.0%	0	↓ - 100.0%	0	↓ - 100.0%
92070 - Santa Ysabel	\$199,000	↓ - 78.1%	100.0%	→ 0.0%	6	--	1	→ 0.0%
92071 - Santee	\$777,500	↓ - 6.3%	99.1%	↓ - 2.5%	20	↑ + 49.1%	40	↓ - 35.5%
92086 - Warner Springs	\$419,500	↑ + 116.2%	94.2%	↓ - 1.9%	139	↑ + 188.5%	2	→ 0.0%

# Marketwatch Report

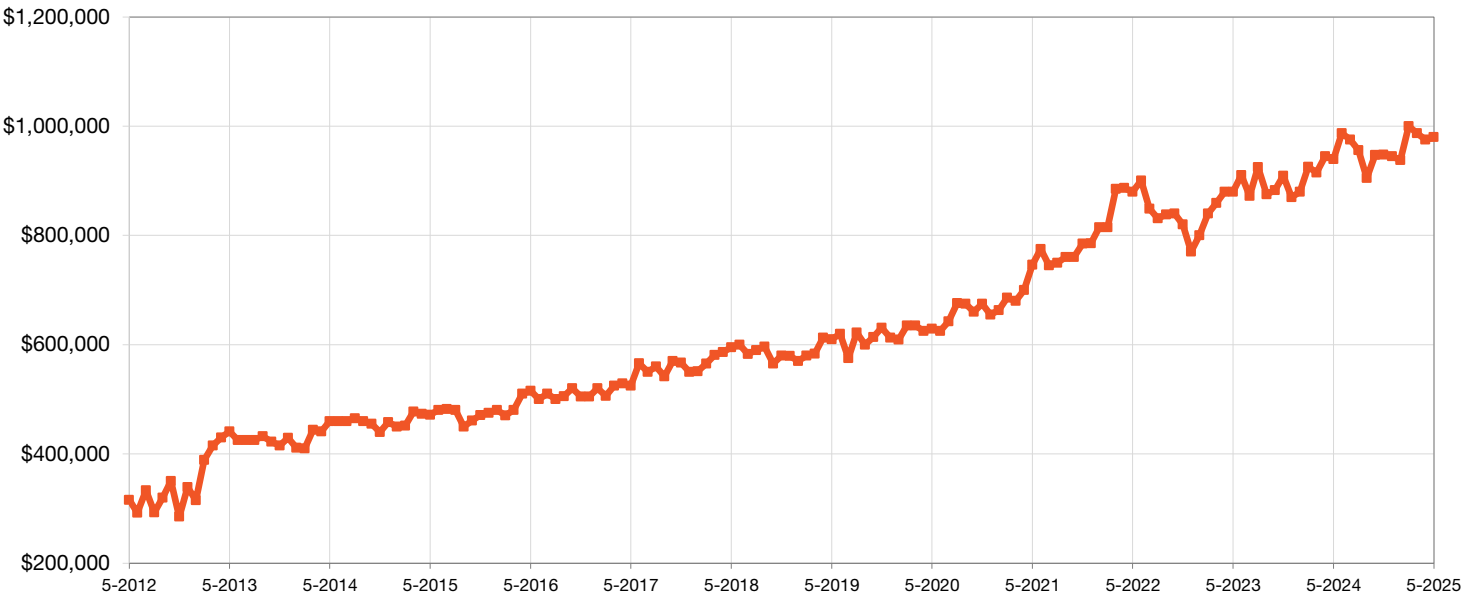
## May 2025

## Metro San Diego County

Key Metrics	May-25	1-Yr Chg
Median Sales Price	\$980,000	+ 4.3%
Average Sales Price	\$1,287,941	+ 3.6%
Pct. of Orig. Price Rec'd.	98.2%	- 2.3%
Homes for Sale	2,076	+ 25.1%
Closed Sales	635	- 7.8%
Months Supply	3.4	+ 21.4%
Days on Market	23	+ 21.1%



### Historical Median Sales Price for Metro San Diego County



# Marketwatch Report

May 2025

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Market Statistics

## Metro San Diego County ZIP Codes

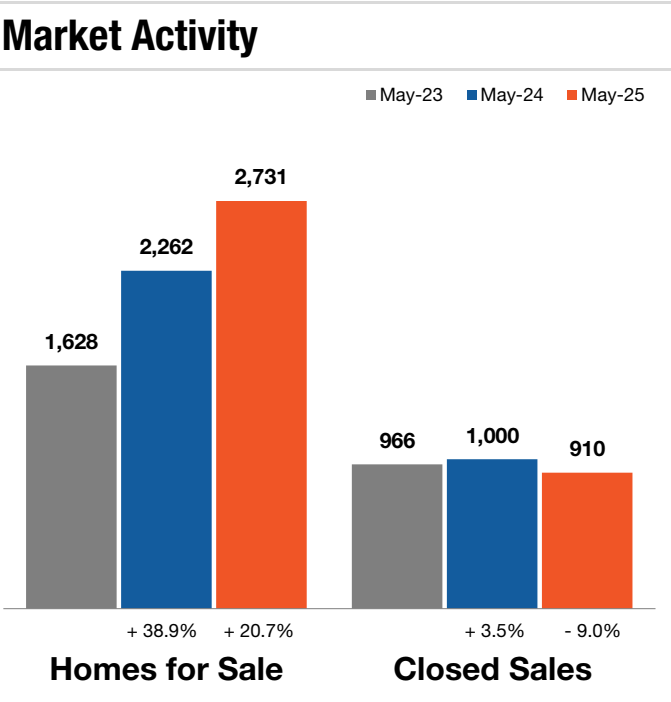
	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	May-25	1-Yr Chg	May-25	1-Yr Chg	May-25	1-Yr Chg	May-25	1-Yr Chg
92037 - La Jolla	\$2,350,000	↑ + 6.8%	98.0%	↑ + 0.0%	26	↓ - 21.3%	56	↑ + 24.4%
92101 - San Diego Downtown	\$802,500	↑ + 0.9%	96.0%	↓ - 1.5%	41	↑ + 18.6%	44	↓ - 22.8%
92102 - San Diego Golden Hill	\$830,000	↑ + 26.8%	99.4%	↑ + 1.8%	28	↑ + 54.9%	12	↓ - 50.0%
92103 - Mission Hills-Hillcrest-Midtown	\$995,000	↓ - 27.4%	97.6%	↓ - 1.0%	18	↓ - 10.8%	35	↑ + 45.8%
92104 - North Park	\$947,500	↑ + 23.1%	98.2%	↓ - 2.7%	23	↑ + 60.7%	26	↑ + 23.8%
92105 - East San Diego	\$639,500	↑ + 7.5%	99.2%	↓ - 0.8%	19	↑ + 7.6%	19	↓ - 20.8%
92106 - Point Loma	\$1,625,000	↑ + 1.4%	99.2%	↑ + 0.9%	20	↓ - 28.6%	15	↑ + 7.1%
92107 - Ocean Beach	\$1,700,000	↑ + 55.1%	97.2%	↓ - 1.4%	24	↑ + 28.3%	9	↓ - 43.8%
92108 - Mission Valley	\$667,500	↑ + 7.7%	97.3%	↓ - 1.0%	35	↑ + 64.4%	24	↓ - 22.6%
92109 - Pacific Beach	\$1,835,000	↑ + 17.1%	98.7%	↑ + 0.2%	20	↓ - 17.5%	31	↓ - 22.5%
92110 - Old Town	\$787,500	↓ - 3.0%	99.0%	↓ - 4.0%	14	↑ + 29.3%	20	↑ + 42.9%
92111 - Linda Vista	\$852,000	↓ - 14.8%	97.2%	↓ - 6.9%	22	↑ + 32.1%	26	↑ + 18.2%
92113 - Logan Heights	\$662,500	↑ + 20.5%	101.7%	↓ - 8.8%	27	↑ + 37.0%	10	↑ + 66.7%
92114 - Encanto	\$770,000	↑ + 2.3%	101.0%	↓ - 0.2%	14	↓ - 13.6%	29	↓ - 19.4%
92115 - San Diego	\$775,000	↑ + 5.4%	97.2%	↓ - 3.9%	27	↑ + 58.8%	31	↓ - 24.4%
92116 - Normal Heights	\$1,245,888	↑ + 24.6%	101.1%	↑ + 3.8%	12	↓ - 40.4%	19	↓ - 5.0%
92117 - Clairemont Mesa	\$1,085,000	↓ - 11.4%	99.2%	↓ - 4.5%	15	↑ + 87.3%	35	↓ - 14.6%
92118 - Coronado	\$2,500,000	↓ - 26.4%	95.3%	↓ - 1.2%	35	↑ + 17.2%	21	↑ + 40.0%
92119 - San Carlos	\$900,000	↓ - 4.8%	97.7%	↓ - 5.0%	26	↑ + 138.7%	20	↓ - 23.1%
92120 - Del Cerro	\$1,100,000	↑ + 4.8%	99.5%	↓ - 3.7%	17	↑ + 1.5%	21	↓ - 27.6%
92121 - Sorrento Valley	\$1,475,000	↑ + 32.9%	94.1%	↓ - 6.8%	22	↑ + 346.7%	3	↑ + 200.0%
92122 - University City	\$1,045,000	↑ + 32.5%	97.1%	↓ - 3.6%	24	↑ + 42.0%	25	↓ - 34.2%
92123 - Mission Valley	\$920,000	↓ - 15.4%	98.1%	↓ - 5.0%	21	↑ + 23.0%	21	↑ + 5.0%
92124 - Tierrasanta	\$981,000	↑ + 1.7%	99.8%	↓ - 2.4%	7	↓ - 35.7%	11	↓ - 35.3%
92126 - Mira Mesa	\$1,032,500	↑ + 1.1%	98.8%	↓ - 4.2%	25	↑ + 113.3%	38	↑ + 35.7%
92131 - Scripps Miramar	\$1,500,000	↑ + 21.4%	97.1%	↓ - 4.5%	31	↑ + 218.9%	24	↓ - 17.2%
92139 - Paradise Hills	\$747,500	↑ + 18.9%	99.8%	↓ - 2.1%	19	↑ + 35.9%	10	➡ 0.0%

# Marketwatch Report

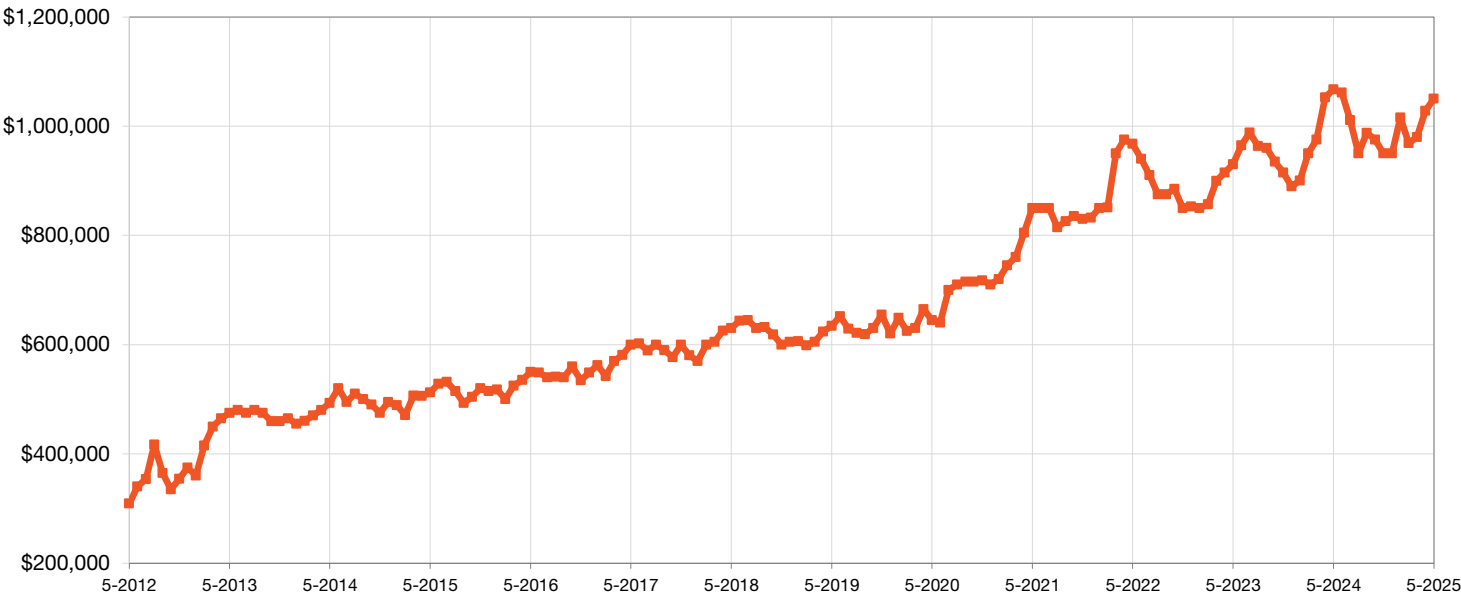
## May 2025

## North San Diego County

Key Metrics	May-25	1-Yr Chg
Median Sales Price	\$1,050,000	- 1.6%
Average Sales Price	\$1,393,372	+ 0.2%
Pct. of Orig. Price Rec'd.	98.0%	- 2.1%
Homes for Sale	2,731	+ 20.7%
Closed Sales	910	- 9.0%
Months Supply	3.3	+ 17.9%
Days on Market	27	+ 22.7%



### Historical Median Sales Price for North San Diego County



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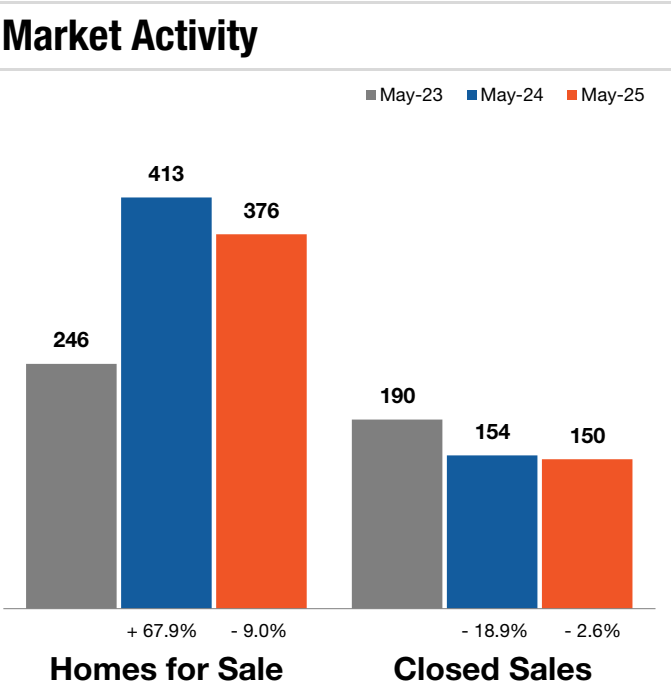
Market Statistics

## North San Diego County ZIP Codes

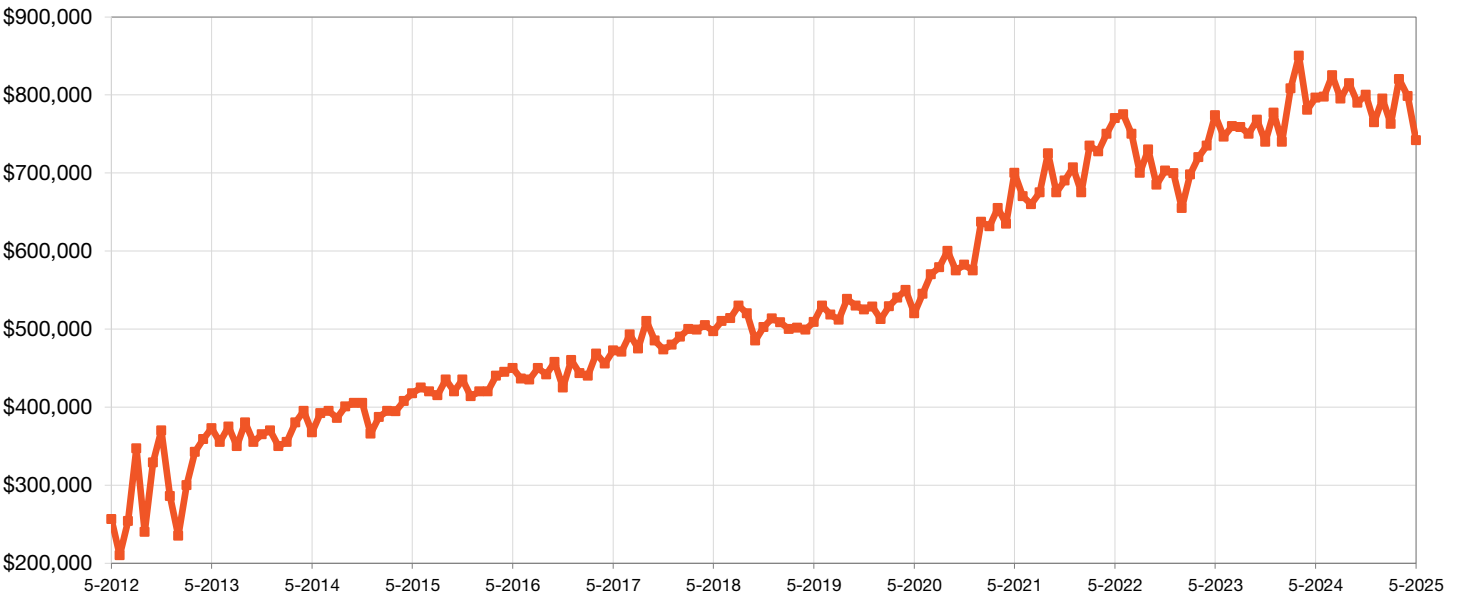
	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	May-25	1-Yr Chg	May-25	1-Yr Chg	May-25	1-Yr Chg	May-25	1-Yr Chg
92003 - Bonsall	\$779,125	↓ - 27.4%	102.9%	↑ + 0.9%	32	↓ - 67.8%	6	→ 0.0%
92007 - Cardiff	\$2,574,500	↑ + 86.6%	95.3%	↓ - 6.3%	22	↑ + 7.5%	8	↓ - 20.0%
92008 - Carlsbad	\$1,837,500	↓ - 6.9%	96.1%	↓ - 3.7%	31	↑ + 64.8%	18	↓ - 25.0%
92009 - Carlsbad	\$1,785,000	↑ + 11.2%	97.6%	↓ - 2.3%	22	↑ + 4.6%	50	↓ - 21.9%
92010 - Carlsbad	\$940,000	↓ - 11.4%	98.3%	↓ - 4.4%	22	↑ + 11.6%	19	↑ + 137.5%
92011 - Carlsbad	\$1,719,000	↑ + 38.5%	97.0%	↓ - 2.1%	29	↑ + 19.9%	22	↓ - 8.3%
92014 - Del Mar	\$3,000,000	↓ - 15.2%	96.3%	↑ + 2.7%	19	↓ - 52.1%	9	↓ - 50.0%
92024 - Encinitas	\$1,817,500	↓ - 1.8%	99.9%	↑ + 1.7%	13	↓ - 63.6%	40	↓ - 2.4%
92025 - Escondido	\$957,500	↑ + 14.7%	98.1%	↓ - 2.2%	30	↑ + 84.2%	16	↓ - 56.8%
92026 - Escondido	\$780,000	↓ - 5.2%	97.4%	↓ - 1.0%	34	↑ + 27.5%	41	↓ - 21.2%
92027 - Escondido	\$800,000	↓ - 19.0%	98.0%	↓ - 2.8%	28	↑ + 62.5%	29	↓ - 3.3%
92028 - Fallbrook	\$825,000	↓ - 0.4%	98.6%	↓ - 1.4%	25	↓ - 31.4%	56	↓ - 1.8%
92029 - Escondido	\$1,490,876	↑ + 5.4%	95.5%	↓ - 3.8%	25	↓ - 16.7%	19	↑ + 46.2%
92054 - Oceanside	\$1,227,500	↑ + 23.4%	97.1%	↓ - 1.1%	36	↑ + 19.0%	29	↓ - 29.3%
92056 - Oceanside	\$879,000	↓ - 4.2%	99.7%	↓ - 1.9%	28	↑ + 108.4%	44	↓ - 29.0%
92057 - Oceanside	\$783,500	↓ - 8.1%	98.1%	↓ - 2.3%	32	↑ + 56.1%	53	↑ + 15.2%
92058 - Oceanside	\$710,000	↓ - 19.8%	98.8%	↓ - 2.5%	22	↑ + 219.8%	13	↑ + 44.4%
92059 - Pala	\$0	--	0.0%	--	0	--	0	--
92061 - Pauma Valley	\$1,097,500	↑ + 74.2%	97.5%	↑ + 3.1%	55	↑ + 71.9%	2	↓ - 50.0%
92064 - Poway	\$1,304,471	↓ - 6.6%	98.9%	↓ - 2.9%	20	↑ + 47.3%	42	↑ + 13.5%
92065 - Ramona	\$812,000	↑ + 2.5%	99.5%	↓ - 0.4%	21	↑ + 47.6%	41	↑ + 5.1%
92067 - Rancho Santa Fe	\$4,900,000	↑ + 11.4%	97.9%	↑ + 3.7%	22	↓ - 55.2%	19	↓ - 5.0%
92069 - San Marcos	\$854,000	↓ - 3.2%	95.7%	↓ - 5.4%	41	↑ + 117.2%	37	↑ + 32.1%
92075 - Solana Beach	\$1,932,500	↑ + 38.0%	96.6%	↓ - 0.8%	56	↑ + 296.0%	12	↑ + 71.4%
92078 - San Marcos	\$970,000	↓ - 14.5%	97.9%	↓ - 1.6%	27	↑ + 0.1%	44	↓ - 13.7%
92081 - Vista	\$925,000	↑ + 3.1%	97.7%	↓ - 1.9%	33	↑ + 206.3%	30	↑ + 36.4%
92082 - Valley Center	\$970,000	↑ + 4.9%	98.0%	↑ + 1.7%	50	↑ + 57.4%	14	↑ + 27.3%
92083 - Vista	\$760,000	↓ - 9.4%	97.0%	↓ - 2.0%	46	↑ + 77.2%	13	↓ - 35.0%
92084 - Vista	\$900,250	↓ - 3.2%	98.9%	↓ - 2.0%	18	↓ - 6.8%	26	↓ - 13.3%
92091 - Rancho Santa Fe	\$2,200,000	↓ - 12.0%	95.3%	↑ + 3.0%	28	↑ + 25.8%	2	↓ - 50.0%
92127 - Rancho Bernardo	\$1,494,500	↓ - 2.3%	97.1%	↓ - 4.4%	23	↑ + 76.0%	34	↓ - 29.2%
92128 - Rancho Bernardo	\$1,050,000	↑ + 1.4%	97.3%	↓ - 4.1%	19	↓ - 2.7%	49	↓ - 16.9%
92129 - Rancho Penasquitos	\$1,520,000	↑ + 10.8%	100.0%	↓ - 4.7%	20	↑ + 47.9%	27	↓ - 27.0%
92130 - Carmel Valley	\$2,025,000	↓ - 6.7%	98.5%	↓ - 3.3%	22	↑ + 61.6%	46	↑ + 12.2%

## South San Diego County

Key Metrics	May-25	1-Yr Chg
Median Sales Price	\$742,000	- 6.8%
Average Sales Price	\$819,795	- 5.9%
Pct. of Orig. Price Rec'd.	99.6%	- 0.7%
Homes for Sale	376	- 9.0%
Closed Sales	150	- 2.6%
Months Supply	2.4	- 11.1%
Days on Market	29	+ 52.6%



### Historical Median Sales Price for South San Diego County



## South San Diego County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	May-25	1-Yr Chg	May-25	1-Yr Chg	May-25	1-Yr Chg	May-25	1-Yr Chg
91902 - Bonita	\$1,165,000	↓ - 1.3%	96.2%	↓ - 3.6%	26	↑ + 14.8%	9	↓ - 47.1%
91910 - Chula Vista	\$690,000	↓ - 16.4%	101.8%	↑ + 1.4%	24	↑ + 124.5%	29	↑ + 16.0%
91911 - Chula Vista	\$709,500	↓ - 6.9%	98.6%	↓ - 3.3%	24	↑ + 57.9%	28	↓ - 3.4%
91913 - Chula Vista	\$761,000	↓ - 1.8%	100.4%	↓ - 0.9%	27	↑ + 77.4%	20	↓ - 20.0%
91914 - Chula Vista	\$1,422,500	↓ - 8.2%	96.0%	↓ - 6.3%	48	↑ + 214.3%	8	↓ - 11.1%
91915 - Chula Vista	\$805,000	↑ + 0.6%	100.8%	↓ - 0.4%	25	↑ + 20.1%	23	↑ + 9.5%
91932 - Imperial Beach	\$620,000	↓ - 27.0%	101.3%	↑ + 7.7%	24	↓ - 47.5%	11	↓ - 21.4%
91950 - National City	\$745,500	↑ + 4.6%	98.7%	↑ + 0.3%	35	↑ + 54.4%	20	↑ + 66.7%
92154 - Otay Mesa	\$720,000	↑ + 3.6%	99.7%	↓ - 2.0%	19	↓ - 10.6%	31	↓ - 22.5%
92173 - San Ysidro	\$592,500	↑ + 64.8%	91.6%	↓ - 8.4%	156	↑ + 936.7%	2	➡ 0.0%