

Marketwatch Report

April 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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NORTH SAN DIEGO COUNTY REALTORS



Market Statistics

San Diego County Overview

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Apr-25	1-Yr Chg	Apr-25	1-Yr Chg	Apr-25	1-Yr Chg	Apr-25	1-Yr Chg
East San Diego County	\$776,500	↑ + 0.2%	98.6%	↓ - 1.6%	29	↑ + 52.6%	343	↑ + 5.2%
Metro San Diego County	\$988,000	↑ + 4.6%	98.5%	↓ - 1.9%	25	↑ + 25.0%	673	↑ + 4.0%
North San Diego County	\$1,036,000	↓ - 1.3%	98.6%	↓ - 2.0%	26	↑ + 36.8%	976	↑ + 3.1%
South San Diego County	\$803,000	↑ + 2.8%	99.4%	↓ - 0.8%	31	↑ + 24.0%	168	↑ + 3.7%
San Diego County	\$910,000	↑ + 0.6%	98.7%	↓ - 1.7%	27	↑ + 35.0%	2,202	↑ + 3.7%

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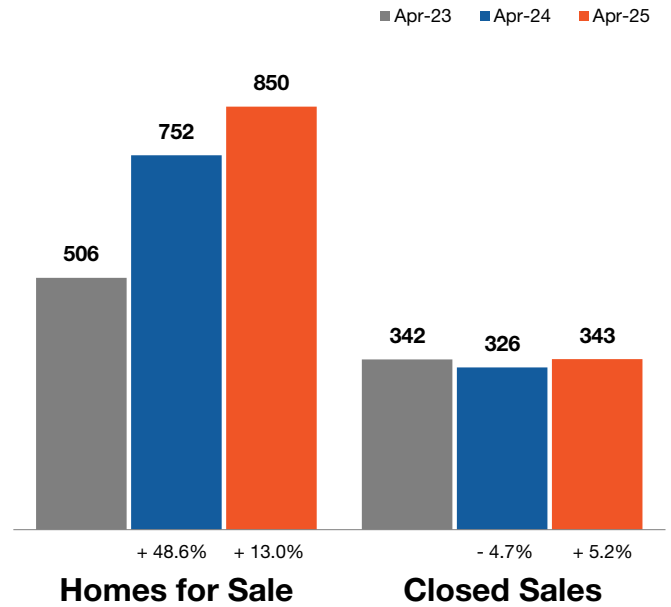


Market Statistics

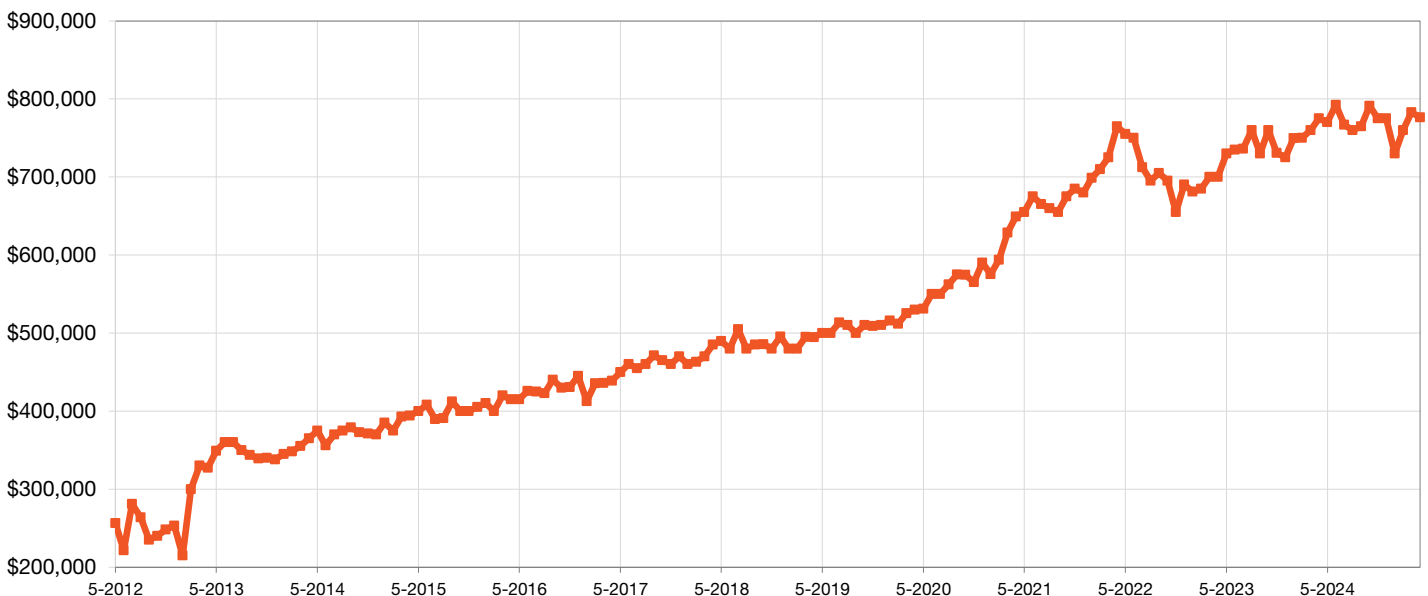
East San Diego County

Key Metrics	Apr-25	1-Yr Chg
Median Sales Price	\$776,500	+ 0.2%
Average Sales Price	\$796,339	- 0.3%
Pct. of Orig. Price Rec'd.	98.6%	- 1.6%
Homes for Sale	850	+ 13.0%
Closed Sales	343	+ 5.2%
Months Supply	2.7	+ 8.0%
Days on Market	29	+ 52.6%

Market Activity



Historical Median Sales Price for East San Diego County



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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	
	Apr-25	1-Yr Chg	Apr-25	1-Yr Chg	Apr-25	1-Yr Chg	Apr-25	1-Yr Chg
91901 - Alpine	\$990,000	↑ + 7.6%	89.5%	↓ - 10.2%	30	↑ + 49.5%	9	↓ - 47.1%
91905 - Boulevard	\$0	↓ - 100.0%	0.0%	↓ - 100.0%	0	↓ - 100.0%	0	↓ - 100.0%
91906 - Campo	\$450,000	↓ - 15.1%	100.4%	↑ + 1.7%	15	↑ + 81.8%	3	↓ - 25.0%
91916 - Descanso	\$685,000	↑ + 79.8%	101.5%	↓ - 12.4%	14	↓ - 5.3%	5	↑ + 400.0%
91917 - Dulzura	\$605,000	--	105.4%	--	1	--	1	--
91931 - Guatay	\$0	--	0.0%	--	0	--	0	--
91934 - Jacumba	\$435,000	↑ + 39.4%	96.7%	↓ - 1.2%	18	↓ - 47.1%	1	→ 0.0%
91935 - Jamul	\$892,000	↓ - 2.0%	98.3%	↓ - 0.5%	43	↓ - 11.6%	11	↑ + 57.1%
91941 - La Mesa	\$1,102,000	↑ + 22.4%	99.8%	↓ - 1.4%	13	↓ - 2.9%	23	↓ - 8.0%
91942 - La Mesa	\$800,000	↓ - 1.8%	99.2%	↓ - 2.0%	23	↑ + 66.0%	27	↑ + 8.0%
91945 - Lemon Grove	\$715,000	↓ - 5.9%	97.3%	↓ - 5.7%	29	↑ + 2.1%	20	↑ + 81.8%
91948 - Mount Laguna	\$0	--	0.0%	--	0	--	0	--
91962 - Pine Valley	\$675,000	↑ + 136.8%	100.7%	↑ + 7.7%	70	↓ - 36.9%	5	↑ + 66.7%
91963 - Potrero	\$542,000	↑ + 8.6%	92.6%	↑ + 1.9%	85	↑ + 286.4%	1	→ 0.0%
91977 - Spring Valley	\$790,000	↑ + 12.9%	99.0%	↓ - 0.5%	23	↑ + 4.9%	36	↑ + 44.0%
91978 - Spring Valley	\$836,000	↓ - 11.5%	102.8%	↑ + 1.7%	26	↑ + 593.3%	5	↑ + 25.0%
91980 - Tecate	\$0	--	0.0%	--	0	--	0	--
92004 - Borrego Springs	\$360,000	↓ - 22.6%	92.2%	↓ - 4.4%	84	↑ + 224.1%	15	↑ + 15.4%
92019 - El Cajon	\$806,548	↑ + 0.8%	98.9%	↓ - 1.1%	27	↑ + 160.7%	31	→ 0.0%
92020 - El Cajon	\$847,500	↑ + 6.0%	98.4%	↓ - 2.3%	34	↑ + 143.1%	22	↓ - 26.7%
92021 - El Cajon	\$749,950	↓ - 9.8%	97.7%	↓ - 2.7%	18	↑ + 26.6%	38	→ 0.0%
92036 - Julian	\$470,000	↓ - 23.0%	92.7%	↑ + 1.1%	83	↑ + 110.1%	5	→ 0.0%
92040 - Lakeside	\$800,000	↓ - 4.6%	99.4%	↓ - 2.0%	25	↑ + 24.7%	38	↑ + 18.8%
92066 - Ranchita	\$0	↓ - 100.0%	0.0%	↓ - 100.0%	0	↓ - 100.0%	0	↓ - 100.0%
92070 - Santa Ysabel	\$0	↓ - 100.0%	0.0%	↓ - 100.0%	0	↓ - 100.0%	0	↓ - 100.0%
92071 - Santee	\$801,000	↑ + 9.0%	101.1%	↓ - 0.1%	27	↑ + 50.4%	46	↑ + 7.0%
92086 - Warner Springs	\$600,000	↑ + 85.4%	92.3%	↓ - 5.5%	71	↑ + 121.9%	1	↓ - 80.0%

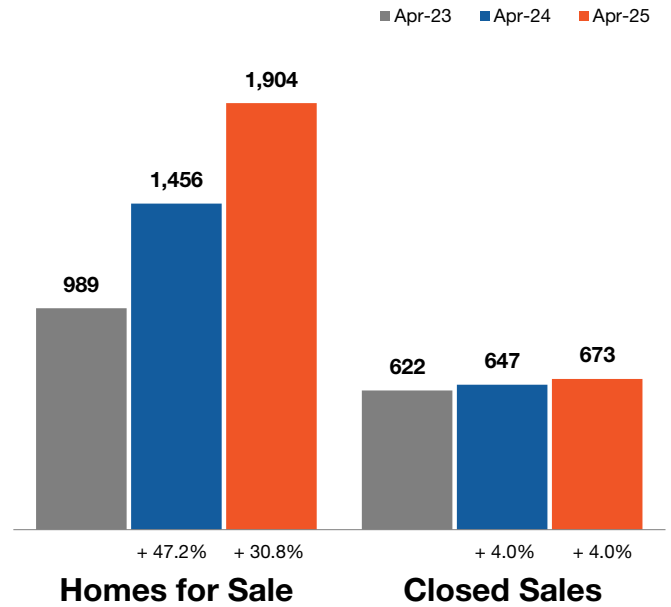
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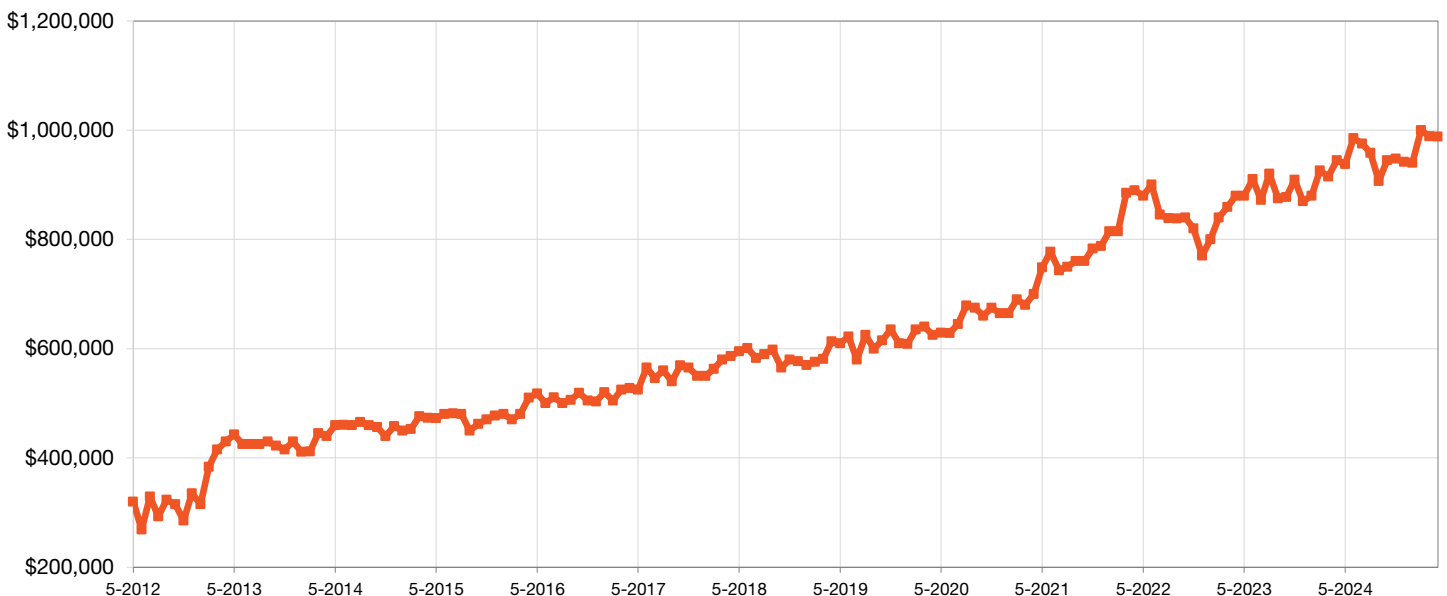
Metro San Diego County

Key Metrics	Apr-25	1-Yr Chg
Median Sales Price	\$988,000	+ 4.6%
Average Sales Price	\$1,310,655	- 0.2%
Pct. of Orig. Price Rec'd.	98.5%	- 1.9%
Homes for Sale	1,904	+ 30.8%
Closed Sales	673	+ 4.0%
Months Supply	3.1	+ 24.0%
Days on Market	25	+ 25.0%

Market Activity



Historical Median Sales Price for Metro San Diego County



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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	
	Apr-25	1-Yr Chg	Apr-25	1-Yr Chg	Apr-25	1-Yr Chg	Apr-25	1-Yr Chg
92037 - La Jolla	\$2,341,250	↑ + 14.5%	97.8%	↓ - 0.5%	24	↓ - 1.9%	64	↑ + 30.6%
92101 - San Diego Downtown	\$750,000	↑ + 13.6%	98.5%	↓ - 0.0%	40	↑ + 43.4%	48	↓ - 5.9%
92102 - San Diego Golden Hill	\$700,000	↓ - 2.1%	97.5%	↓ - 2.9%	19	↓ - 27.3%	13	↓ - 23.5%
92103 - Mission Hills-Hillcrest-Midtown	\$1,041,250	↑ + 4.1%	95.4%	↓ - 2.7%	37	↑ + 61.8%	34	↑ + 9.7%
92104 - North Park	\$1,060,000	↑ + 2.2%	100.4%	↑ + 1.2%	19	↑ + 18.9%	19	↑ + 5.6%
92105 - East San Diego	\$655,000	↓ - 8.2%	98.6%	↓ - 4.1%	16	↑ + 54.4%	22	↓ - 15.4%
92106 - Point Loma	\$1,599,000	↓ - 12.1%	97.3%	↑ + 0.4%	27	↓ - 45.9%	19	↑ + 26.7%
92107 - Ocean Beach	\$1,600,000	↑ + 3.2%	100.9%	↑ + 0.8%	17	↓ - 40.0%	13	↓ - 31.6%
92108 - Mission Valley	\$910,000	↑ + 28.2%	98.9%	↑ + 1.0%	23	↑ + 0.2%	19	↓ - 26.9%
92109 - Pacific Beach	\$1,494,444	↓ - 20.7%	99.1%	↑ + 1.9%	22	↓ - 21.3%	32	↑ + 14.3%
92110 - Old Town	\$925,000	↑ + 18.6%	97.1%	↓ - 5.5%	27	↑ + 90.5%	15	↓ - 21.1%
92111 - Linda Vista	\$940,000	↑ + 9.9%	100.2%	↓ - 1.5%	15	↑ + 20.6%	30	↑ + 42.9%
92113 - Logan Heights	\$714,500	↑ + 2.1%	100.6%	↓ - 0.4%	22	↑ + 39.5%	10	↓ - 23.1%
92114 - Encanto	\$730,000	↓ - 7.0%	98.5%	↓ - 2.6%	27	↑ + 79.4%	39	↑ + 116.7%
92115 - San Diego	\$800,000	↑ + 1.9%	97.5%	↓ - 3.0%	21	↑ + 31.2%	33	↓ - 17.5%
92116 - Normal Heights	\$942,000	↑ + 2.4%	100.3%	↓ - 3.2%	12	↓ - 43.9%	18	↑ + 12.5%
92117 - Clairemont Mesa	\$1,115,000	↓ - 3.0%	97.3%	↓ - 4.2%	19	↑ + 56.2%	40	↑ + 33.3%
92118 - Coronado	\$2,784,000	↑ + 16.0%	95.6%	↓ - 1.6%	53	↑ + 93.7%	20	↓ - 25.9%
92119 - San Carlos	\$871,500	↓ - 18.9%	98.8%	↓ - 1.9%	35	↑ + 79.2%	22	↓ - 12.0%
92120 - Del Cerro	\$1,180,000	↑ + 15.3%	99.2%	↓ - 3.5%	29	↑ + 130.0%	27	↑ + 17.4%
92121 - Sorrento Valley	\$835,000	↓ - 8.7%	98.0%	↓ - 3.4%	23	↑ + 75.4%	5	↑ + 25.0%
92122 - University City	\$940,000	↑ + 1.5%	98.1%	↓ - 0.5%	29	↑ + 31.6%	23	↑ + 9.5%
92123 - Mission Valley	\$940,350	↑ + 2.0%	99.7%	↓ - 2.6%	20	↑ + 82.8%	18	↓ - 21.7%
92124 - Tierrasanta	\$954,500	↑ + 6.5%	99.8%	↓ - 1.1%	16	↑ + 50.4%	22	↑ + 22.2%
92126 - Mira Mesa	\$957,500	↓ - 4.8%	98.9%	↓ - 7.1%	23	↑ + 102.7%	36	↑ + 20.0%
92131 - Scripps Miramar	\$1,680,000	↑ + 36.6%	102.1%	↓ - 1.6%	11	↓ - 33.8%	15	↓ - 37.5%
92139 - Paradise Hills	\$735,000	↓ - 2.0%	100.8%	↓ - 0.9%	22	↑ + 66.0%	17	↑ + 13.3%

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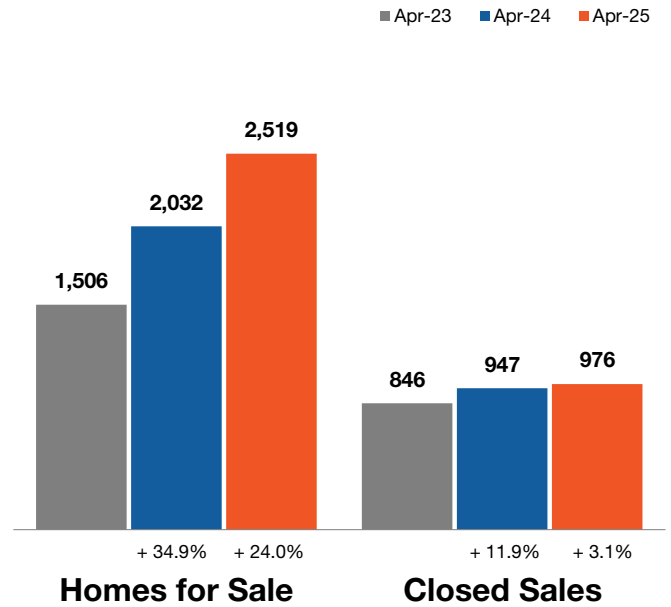


Market Statistics

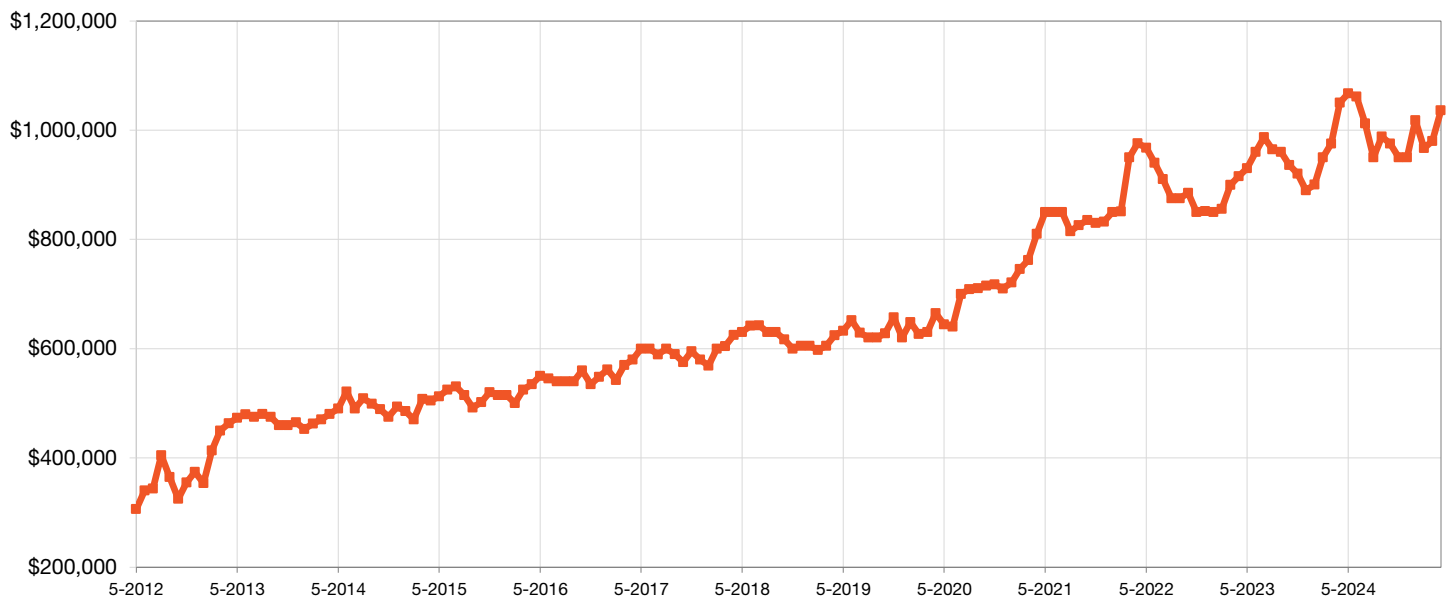
North San Diego County

Key Metrics	Apr-25	1-Yr Chg
Median Sales Price	\$1,036,000	- 1.3%
Average Sales Price	\$1,363,300	- 1.8%
Pct. of Orig. Price Rec'd.	98.6%	- 2.0%
Homes for Sale	2,519	+ 24.0%
Closed Sales	976	+ 3.1%
Months Supply	3.0	+ 20.0%
Days on Market	26	+ 36.8%

Market Activity



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	
	Apr-25	1-Yr Chg	Apr-25	1-Yr Chg	Apr-25	1-Yr Chg	Apr-25	1-Yr Chg
92003 - Bonsall	\$846,000	↑ + 45.9%	97.2%	↑ + 0.8%	8	↓ - 76.5%	2	↓ - 75.0%
92007 - Cardiff	\$2,700,000	↑ + 81.5%	95.7%	↓ - 5.3%	24	↑ + 4.6%	13	↑ + 30.0%
92008 - Carlsbad	\$1,464,424	↓ - 19.5%	96.5%	↓ - 3.5%	36	↑ + 114.7%	24	↓ - 7.7%
92009 - Carlsbad	\$1,430,000	↓ - 17.7%	98.2%	↓ - 1.8%	28	↑ + 32.8%	49	↓ - 2.0%
92010 - Carlsbad	\$1,200,000	↑ + 17.1%	97.8%	↓ - 5.0%	28	↑ + 75.6%	11	↓ - 42.1%
92011 - Carlsbad	\$1,482,500	↓ - 10.5%	99.3%	↑ + 1.5%	21	↑ + 40.9%	22	↑ + 29.4%
92014 - Del Mar	\$2,712,000	↑ + 13.9%	93.2%	↓ - 4.2%	32	↑ + 64.0%	17	↑ + 13.3%
92024 - Encinitas	\$1,986,500	↑ + 11.1%	98.4%	↓ - 0.7%	18	↓ - 10.0%	42	↑ + 16.7%
92025 - Escondido	\$750,000	↓ - 13.6%	99.8%	↑ + 0.6%	22	↑ + 21.5%	19	↑ + 11.8%
92026 - Escondido	\$800,000	↑ + 3.2%	99.2%	↓ - 0.3%	24	↑ + 16.4%	53	↑ + 32.5%
92027 - Escondido	\$790,000	↓ - 1.9%	98.6%	↓ - 2.1%	27	↑ + 47.5%	40	↑ + 21.2%
92028 - Fallbrook	\$965,000	↑ + 15.8%	99.3%	↓ - 1.3%	34	↑ + 39.4%	61	↑ + 1.7%
92029 - Escondido	\$1,245,000	↓ - 17.2%	98.2%	↓ - 2.3%	25	↓ - 3.6%	20	↑ + 25.0%
92054 - Oceanside	\$1,072,500	↓ - 9.3%	97.4%	↓ - 0.8%	39	↑ + 43.5%	26	↓ - 38.1%
92056 - Oceanside	\$877,500	↓ - 2.2%	99.7%	↓ - 2.5%	20	↑ + 44.2%	67	↑ + 15.5%
92057 - Oceanside	\$667,500	↑ + 15.1%	98.5%	↓ - 1.7%	28	↑ + 32.4%	69	↑ + 6.2%
92058 - Oceanside	\$805,000	↑ + 18.4%	97.4%	↓ - 4.0%	29	↑ + 192.9%	7	↓ - 30.0%
92059 - Pala	\$0	--	0.0%	--	0	--	0	--
92061 - Pauma Valley	\$795,000	↑ + 22.3%	96.9%	↓ - 1.2%	35	↓ - 29.5%	3	↓ - 40.0%
92064 - Poway	\$1,218,500	↓ - 15.1%	99.2%	↓ - 0.4%	19	↓ - 4.6%	32	↓ - 23.8%
92065 - Ramona	\$810,000	↓ - 1.5%	98.8%	↓ - 0.6%	28	↑ + 30.4%	34	↑ + 13.3%
92067 - Rancho Santa Fe	\$4,990,000	↑ + 21.7%	94.7%	↓ - 1.6%	71	↑ + 302.8%	13	↓ - 13.3%
92069 - San Marcos	\$915,000	↓ - 3.7%	98.5%	↓ - 4.2%	19	↑ + 67.8%	13	↓ - 51.9%
92075 - Solana Beach	\$1,559,000	↓ - 31.2%	94.9%	↓ - 3.2%	20	↓ - 14.2%	11	↓ - 31.3%
92078 - San Marcos	\$970,000	↓ - 4.2%	99.5%	↓ - 0.4%	18	↓ - 23.2%	59	↑ + 73.5%
92081 - Vista	\$972,500	↑ + 16.3%	99.9%	↓ - 1.9%	14	↓ - 3.7%	30	↑ + 36.4%
92082 - Valley Center	\$1,180,000	↑ + 28.6%	96.7%	↓ - 0.3%	52	↑ + 59.9%	27	↑ + 35.0%
92083 - Vista	\$752,000	↓ - 12.6%	99.2%	↓ - 3.0%	24	↑ + 174.5%	12	↓ - 33.3%
92084 - Vista	\$891,500	↑ + 0.2%	96.5%	↓ - 4.5%	36	↑ + 89.8%	28	↑ + 12.0%
92091 - Rancho Santa Fe	\$3,250,000	↑ + 3.2%	99.1%	↑ + 1.7%	13	↓ - 44.3%	5	↓ - 28.6%
92127 - Rancho Bernardo	\$1,640,000	↓ - 4.0%	98.4%	↓ - 4.8%	26	↑ + 101.2%	43	↑ + 7.5%
92128 - Rancho Bernardo	\$946,500	↓ - 2.4%	99.7%	↓ - 1.4%	27	↑ + 85.1%	50	↑ + 2.0%
92129 - Rancho Penasquitos	\$1,350,000	↓ - 14.0%	99.8%	↓ - 6.7%	22	↑ + 172.5%	35	↑ + 16.7%
92130 - Carmel Valley	\$2,020,000	↓ - 8.2%	100.1%	↓ - 2.7%	17	↑ + 57.7%	39	↓ - 13.3%

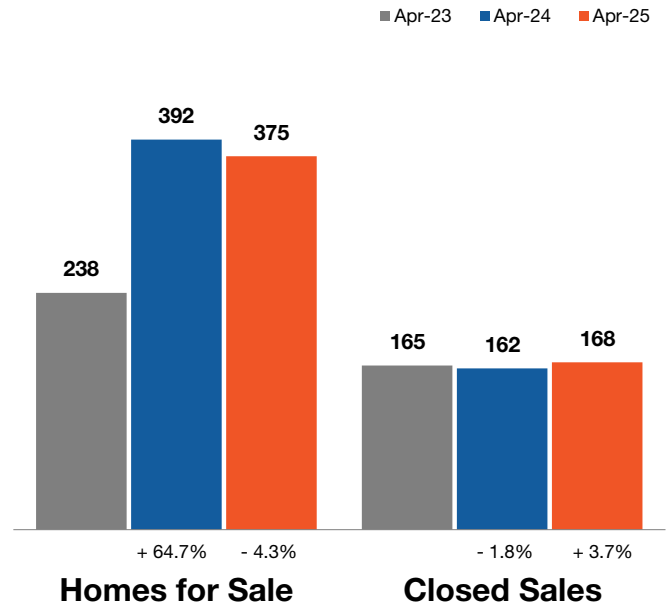
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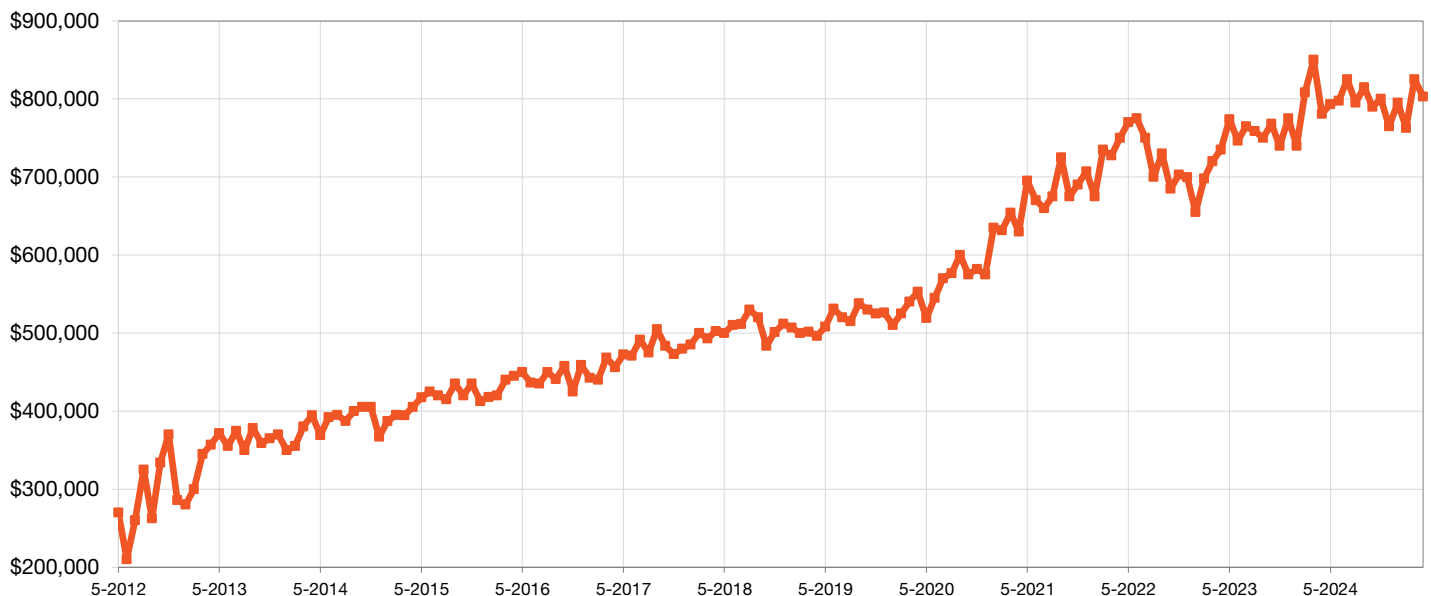
South San Diego County

Key Metrics	Apr-25	1-Yr Chg
Median Sales Price	\$803,000	+ 2.8%
Average Sales Price	\$857,243	+ 2.8%
Pct. of Orig. Price Rec'd.	99.4%	- 0.8%
Homes for Sale	375	- 4.3%
Closed Sales	168	+ 3.7%
Months Supply	2.4	- 7.7%
Days on Market	31	+ 24.0%

Market Activity



Historical Median Sales Price for South San Diego County



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Market Statistics

South San Diego County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Apr-25	1-Yr Chg	Apr-25	1-Yr Chg	Apr-25	1-Yr Chg	Apr-25	1-Yr Chg
91902 - Bonita	\$1,575,000	↑ + 68.4%	100.7%	↑ + 2.1%	15	↑ + 91.7%	6	↓ - 25.0%
91910 - Chula Vista	\$698,000	↓ - 17.9%	100.9%	↓ - 2.1%	16	↓ - 30.5%	31	↑ + 34.8%
91911 - Chula Vista	\$800,000	↑ + 17.3%	100.9%	↑ + 0.3%	24	↓ - 35.2%	27	↓ - 15.6%
91913 - Chula Vista	\$810,000	↓ - 10.0%	98.9%	↓ - 1.7%	27	↑ + 56.2%	41	↑ + 36.7%
91914 - Chula Vista	\$1,107,500	↓ - 13.1%	98.3%	↓ - 0.5%	36	↑ + 73.0%	10	↓ - 9.1%
91915 - Chula Vista	\$855,000	↑ + 24.1%	99.1%	↓ - 0.9%	36	↑ + 136.9%	19	↓ - 9.5%
91932 - Imperial Beach	\$784,000	↓ - 20.9%	96.0%	↓ - 2.0%	72	↑ + 138.4%	17	↑ + 41.7%
91950 - National City	\$772,000	↑ + 24.5%	99.7%	↑ + 1.0%	36	↑ + 54.1%	12	↓ - 20.0%
92154 - Otay Mesa	\$716,783	↓ - 6.0%	100.8%	↑ + 0.0%	20	↑ + 12.2%	40	→ 0.0%
92173 - San Ysidro	\$825,000	↑ + 27.4%	98.2%	↓ - 1.3%	45	↓ - 17.4%	5	↓ - 50.0%