

Marketwatch Report

December 2025



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

San Diego County Overview

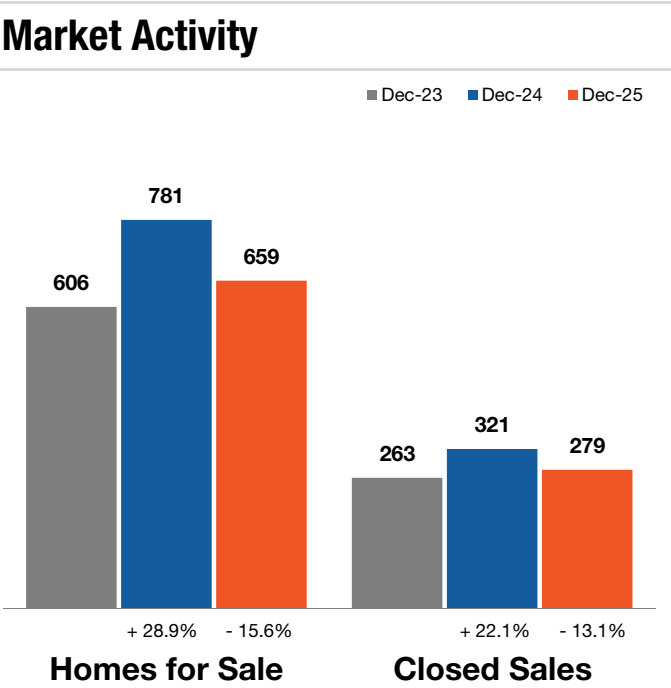
	Median Sales Price			Pct. of Orig. Price Rec'd.			Days on Market			Closed Sales		
	Dec-25	1-Yr Chg		Dec-25	1-Yr Chg		Dec-25	1-Yr Chg		Dec-25	1-Yr Chg	
East San Diego County	\$750,000	↓	- 3.2%	97.2%	↓	- 0.6%	40	↑	+ 37.9%	279	↓	- 13.1%
Metro San Diego County	\$950,000	↑	+ 0.5%	97.3%	↑	+ 0.3%	35	↓	- 2.8%	576	↓	- 2.9%
North San Diego County	\$982,500	↑	+ 3.4%	96.4%	↓	- 0.5%	42	↑	+ 13.5%	762	↑	+ 5.7%
South San Diego County	\$779,000	↑	+ 1.8%	99.6%	↑	+ 1.6%	35	↑	+ 12.9%	142	↓	- 5.3%
San Diego County	\$890,000	↑	+ 2.8%	97.2%	→	0.0%	39	↑	+ 11.4%	1,799	↓	- 1.2%

Marketwatch Report

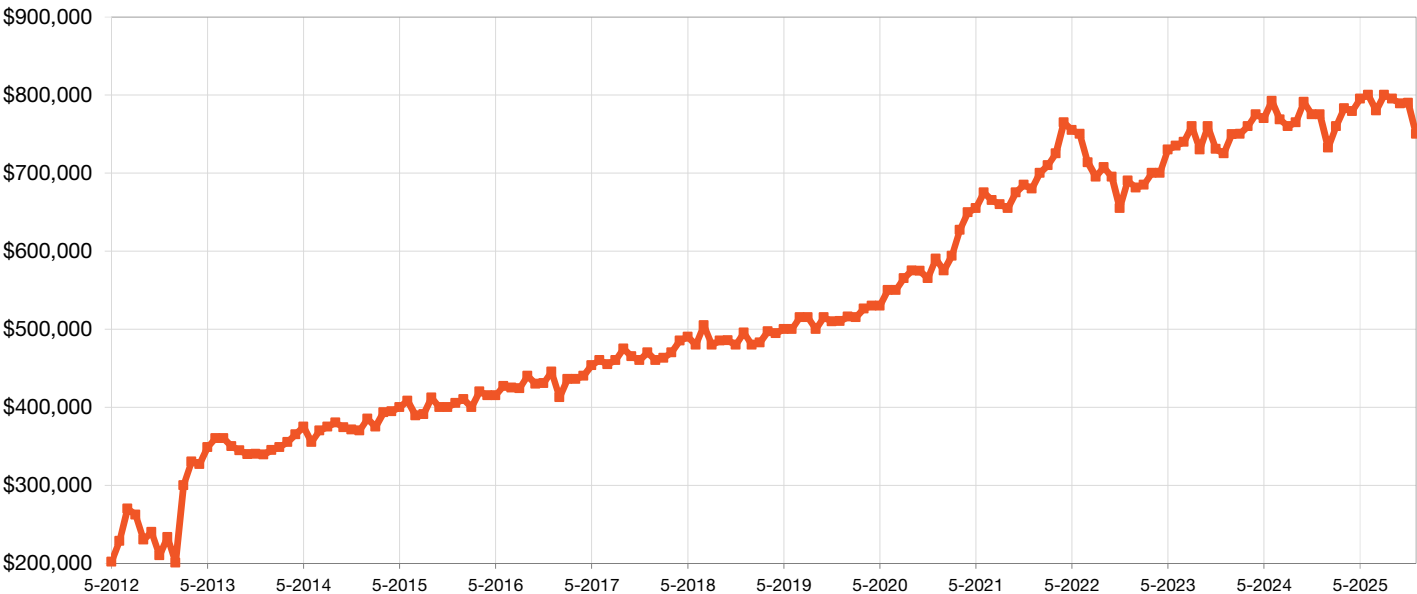
December 2025

East San Diego County

Key Metrics	Dec-25	1-Yr Chg
Median Sales Price	\$750,000	- 3.2%
Average Sales Price	\$772,439	- 1.8%
Pct. of Orig. Price Rec'd.	97.2%	- 0.6%
Homes for Sale	659	- 15.6%
Closed Sales	279	- 13.1%
Months Supply	2.1	- 12.5%
Days on Market	40	+ 37.9%



Historical Median Sales Price for East San Diego County



Marketwatch Report

December 2025

NORTH SAN DIEGO COUNTY REALTORS



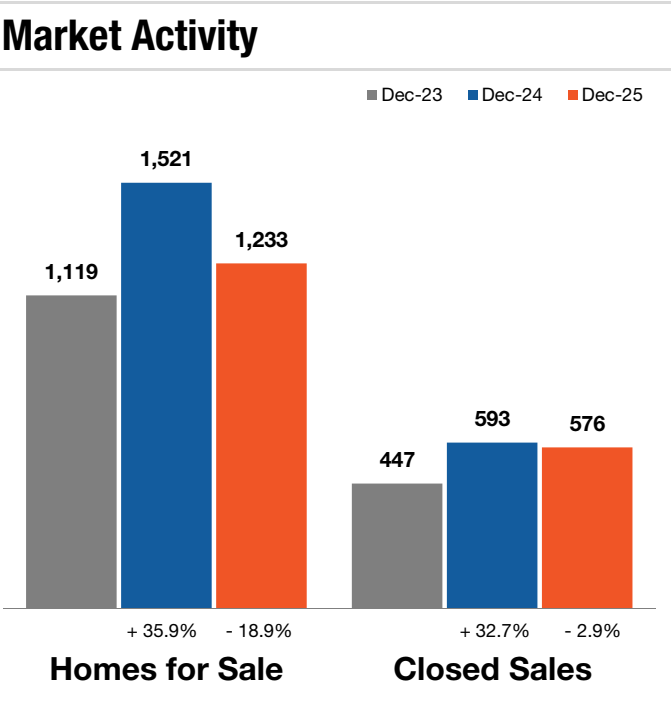
Market Statistics

East San Diego County ZIP Codes

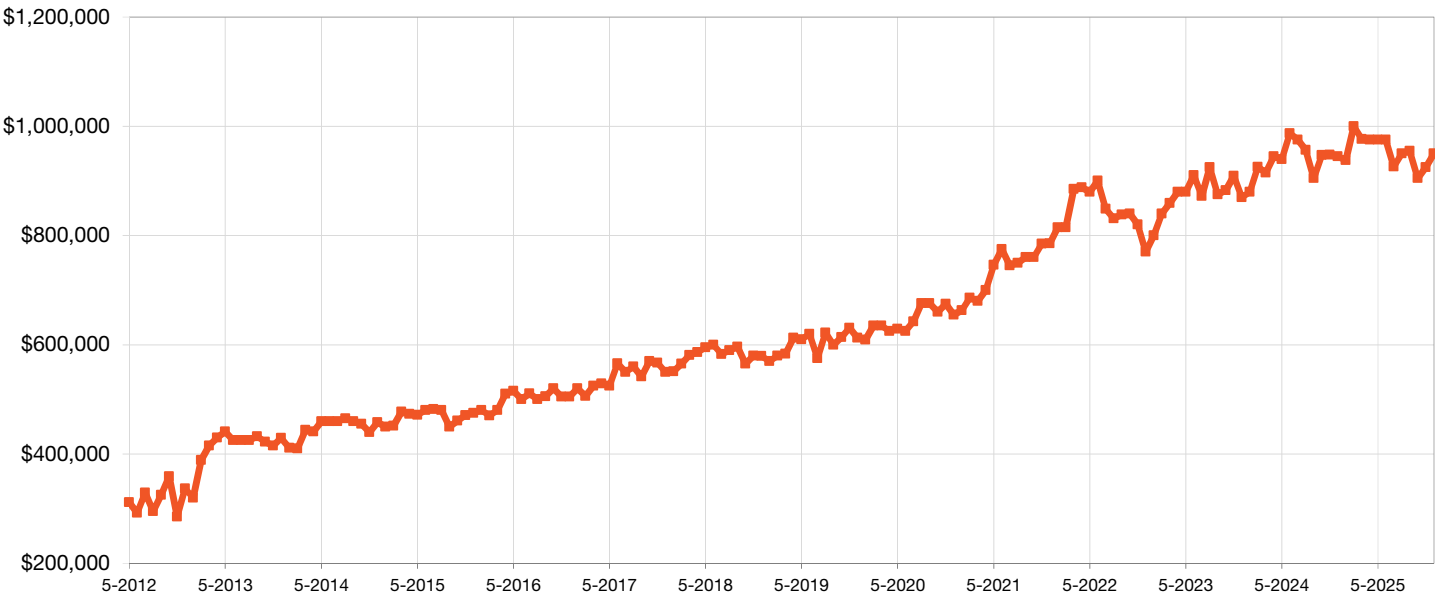
	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Dec-25	1-Yr Chg	Dec-25	1-Yr Chg	Dec-25	1-Yr Chg	Dec-25	1-Yr Chg
91901 - Alpine	\$1,050,000	↑ + 7.8%	94.2%	↓ - 4.1%	49	↑ + 141.3%	10	↓ - 28.6%
91905 - Boulevard	\$475,000	↑ + 26.7%	96.8%	↑ + 7.1%	39	↑ + 875.0%	3	↑ + 200.0%
91906 - Campo	\$400,000	↓ - 7.9%	99.2%	↓ - 2.1%	22	↓ - 77.8%	3	↓ - 50.0%
91916 - Descanso	\$703,000	↓ - 18.3%	90.7%	↓ - 10.5%	110	↑ + 1,471.4%	1	→ 0.0%
91917 - Dulzura	\$0	↓ - 100.0%	0.0%	↓ - 100.0%	0	↓ - 100.0%	0	↓ - 100.0%
91931 - Guatay	\$0	--	0.0%	--	0	--	0	--
91934 - Jacumba	\$289,007	--	96.7%	--	173	--	1	--
91935 - Jamul	\$894,500	↓ - 27.3%	96.0%	↓ - 0.2%	47	↑ + 3.3%	6	→ 0.0%
91941 - La Mesa	\$1,075,000	↑ + 43.3%	97.2%	↓ - 2.3%	37	↑ + 181.7%	27	↑ + 107.7%
91942 - La Mesa	\$602,000	↓ - 27.5%	96.5%	↓ - 1.7%	29	↑ + 24.9%	22	↓ - 8.3%
91945 - Lemon Grove	\$747,500	↓ - 8.3%	100.2%	↑ + 5.3%	31	↓ - 16.4%	8	↓ - 55.6%
91948 - Mount Laguna	\$0	↓ - 100.0%	0.0%	↓ - 100.0%	0	↓ - 100.0%	0	↓ - 100.0%
91962 - Pine Valley	\$715,000	↑ + 16.3%	94.3%	↓ - 5.9%	55	↑ + 38.7%	3	→ 0.0%
91963 - Potrero	\$450,000	↑ + 33.1%	100.0%	↑ + 10.9%	25	↑ + 19.0%	1	→ 0.0%
91977 - Spring Valley	\$650,000	↓ - 12.4%	97.6%	↓ - 1.1%	36	↑ + 4.9%	31	↓ - 29.5%
91978 - Spring Valley	\$520,000	↓ - 37.0%	94.0%	↓ - 5.4%	87	↑ + 185.7%	7	↑ + 40.0%
91980 - Tecate	\$0	--	0.0%	--	0	--	0	--
92004 - Borrego Springs	\$417,500	↑ + 7.1%	91.4%	↓ - 3.5%	42	↓ - 12.1%	4	↓ - 55.6%
92019 - El Cajon	\$700,000	↓ - 20.7%	97.1%	↑ + 1.3%	40	↑ + 47.7%	28	↓ - 12.5%
92020 - El Cajon	\$900,000	↑ + 5.3%	98.3%	↓ - 0.2%	44	↑ + 107.9%	31	↑ + 55.0%
92021 - El Cajon	\$705,000	↓ - 7.2%	98.3%	↓ - 0.7%	32	↑ + 34.9%	24	↓ - 41.5%
92036 - Julian	\$557,000	↓ - 21.2%	95.3%	↑ + 1.2%	53	↑ + 16.2%	6	↓ - 33.3%
92040 - Lakeside	\$705,000	↓ - 11.3%	97.2%	↓ - 1.7%	37	↑ + 68.5%	16	↓ - 30.4%
92066 - Ranchita	\$339,000	--	100.0%	--	67	--	1	--
92070 - Santa Ysabel	\$998,000	--	100.0%	--	8	--	1	--
92071 - Santee	\$800,990	↓ - 0.5%	98.8%	↑ + 1.1%	32	↑ + 29.6%	41	↓ - 10.9%
92086 - Warner Springs	\$287,500	--	86.8%	--	132	--	4	--

Metro San Diego County

Key Metrics	Dec-25	1-Yr Chg
Median Sales Price	\$950,000	+ 0.5%
Average Sales Price	\$1,278,476	+ 7.5%
Pct. of Orig. Price Rec'd.	97.3%	+ 0.3%
Homes for Sale	1,233	- 18.9%
Closed Sales	576	- 2.9%
Months Supply	2.0	- 20.0%
Days on Market	35	- 2.8%



Historical Median Sales Price for Metro San Diego County



Marketwatch Report

December 2025

NORTH SAN DIEGO COUNTY REALTORS



Market Statistics

Metro San Diego County ZIP Codes

	Median Sales Price			Pct. of Orig. Price Rec'd.			Days on Market			Closed Sales		
	Dec-25	1-Yr Chg		Dec-25	1-Yr Chg		Dec-25	1-Yr Chg		Dec-25	1-Yr Chg	
92037 - La Jolla	\$2,430,000	↑ + 9.5%		95.1%	↓ - 0.5%		36	↓ - 25.5%		32	↓ - 13.5%	
92101 - San Diego Downtown	\$770,000	↓ - 2.5%		96.1%	↓ - 0.2%		42	↓ - 23.8%		33	↓ - 25.0%	
92102 - San Diego Golden Hill	\$665,000	↓ - 4.9%		101.9%	↑ + 7.4%		19	↓ - 47.5%		8	↓ - 33.3%	
92103 - Mission Hills-Hillcrest-Midtown	\$1,358,250	↑ + 18.1%		97.5%	↑ + 2.7%		36	↓ - 27.9%		22	↓ - 18.5%	
92104 - North Park	\$870,000	↓ - 2.2%		97.2%	↑ + 0.1%		30	↓ - 6.0%		20	→ 0.0%	
92105 - East San Diego	\$645,000	↓ - 10.9%		100.3%	↑ + 3.2%		24	↓ - 34.7%		24	↑ + 20.0%	
92106 - Point Loma	\$1,542,500	↓ - 3.6%		96.3%	↑ + 3.1%		33	↓ - 36.4%		12	↓ - 36.8%	
92107 - Ocean Beach	\$1,925,657	↑ + 42.7%		94.5%	↓ - 4.0%		38	↑ + 48.6%		16	↓ - 11.1%	
92108 - Mission Valley	\$1,030,000	↑ + 83.1%		96.4%	↓ - 0.7%		43	↑ + 19.7%		30	↑ + 66.7%	
92109 - Pacific Beach	\$1,340,000	↓ - 2.5%		94.7%	↓ - 1.1%		32	↓ - 9.9%		32	↓ - 11.1%	
92110 - Old Town	\$741,000	↓ - 1.5%		95.6%	↓ - 3.4%		36	↑ + 32.1%		18	↑ + 28.6%	
92111 - Linda Vista	\$885,000	↑ + 4.2%		98.2%	↓ - 0.6%		30	↓ - 0.0%		31	↑ + 6.9%	
92113 - Logan Heights	\$650,000	↑ + 2.7%		103.9%	↓ - 0.2%		24	↑ + 15.4%		11	↑ + 37.5%	
92114 - Encanto	\$765,000	↑ + 3.6%		100.5%	↑ + 2.9%		19	↓ - 65.3%		25	↑ + 13.6%	
92115 - San Diego	\$765,000	↓ - 2.5%		97.2%	↑ + 0.7%		41	↑ + 59.3%		36	↑ + 20.0%	
92116 - Normal Heights	\$940,000	↓ - 9.6%		100.2%	↑ + 3.4%		34	↑ + 55.9%		14	↓ - 17.6%	
92117 - Clairemont Mesa	\$1,270,000	↑ + 7.6%		97.1%	↓ - 1.8%		27	↑ + 19.1%		42	↑ + 23.5%	
92118 - Coronado	\$2,437,010	↑ + 11.0%		93.4%	↑ + 1.6%		62	↓ - 28.5%		26	↑ + 52.9%	
92119 - San Carlos	\$499,850	↓ - 47.4%		99.5%	↑ + 1.2%		32	↑ + 12.6%		22	↓ - 24.1%	
92120 - Del Cerro	\$1,057,500	↑ + 2.7%		97.4%	↓ - 0.3%		50	↑ + 96.2%		20	↓ - 23.1%	
92121 - Sorrento Valley	\$825,000	↓ - 37.9%		93.9%	↓ - 3.3%		19	↓ - 67.0%		1	↓ - 50.0%	
92122 - University City	\$1,290,000	↓ - 7.9%		97.7%	↑ + 0.7%		38	↑ + 11.1%		19	↑ + 72.7%	
92123 - Mission Valley	\$940,000	↑ + 3.2%		96.0%	↓ - 4.7%		62	↑ + 109.3%		9	↓ - 50.0%	
92124 - Tierrasanta	\$800,000	↓ - 38.5%		96.4%	↓ - 2.6%		35	↑ + 151.4%		17	↑ + 70.0%	
92126 - Mira Mesa	\$1,010,000	↑ + 25.6%		97.6%	↑ + 2.0%		29	↑ + 7.4%		27	↓ - 10.0%	
92131 - Scripps Miramar	\$1,675,000	↑ + 20.9%		97.5%	↑ + 0.9%		26	↓ - 11.0%		15	↓ - 46.4%	
92139 - Paradise Hills	\$706,500	↑ + 3.1%		102.5%	↑ + 1.9%		20	↓ - 33.4%		14	↓ - 17.6%	

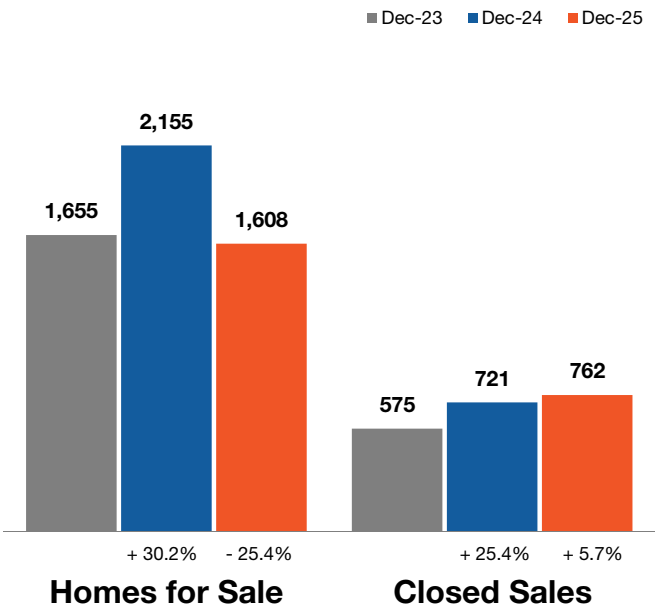
Marketwatch Report

December 2025

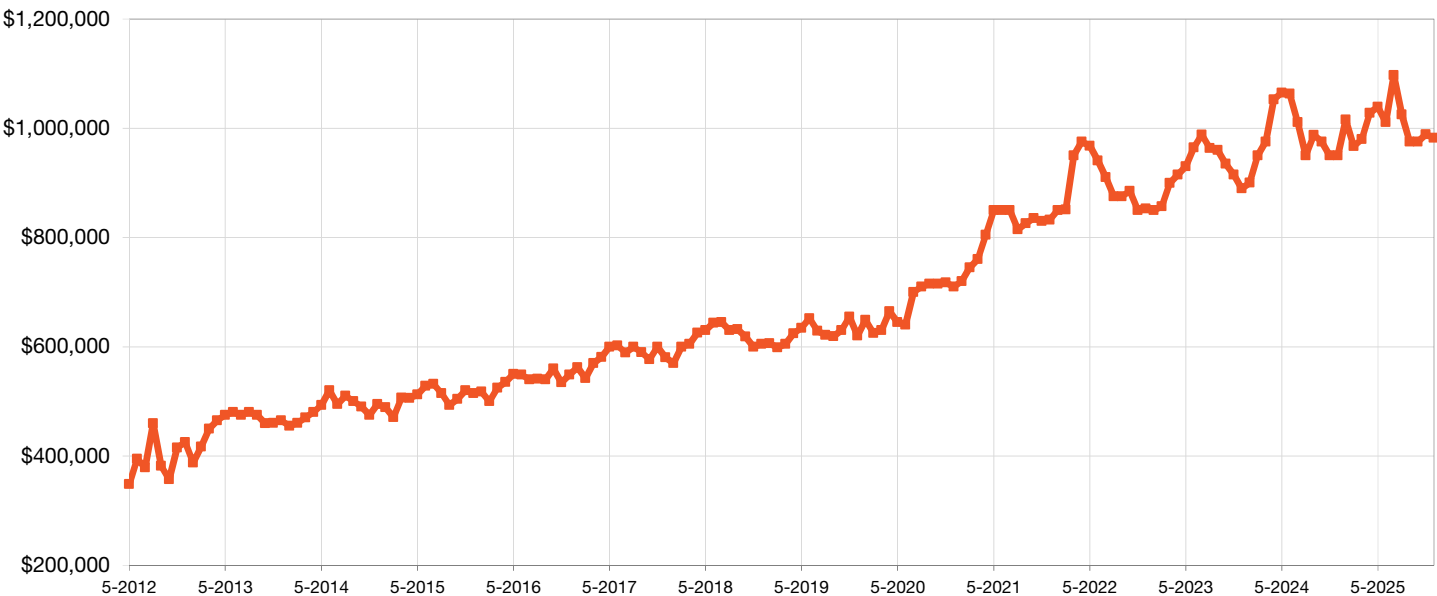
North San Diego County

Key Metrics	Dec-25	1-Yr Chg
Median Sales Price	\$982,500	+ 3.4%
Average Sales Price	\$1,337,879	+ 6.5%
Pct. of Orig. Price Rec'd.	96.4%	- 0.5%
Homes for Sale	1,608	- 25.4%
Closed Sales	762	+ 5.7%
Months Supply	1.9	- 26.9%
Days on Market	42	+ 13.5%

Market Activity



Historical Median Sales Price for North San Diego County



Marketwatch Report

December 2025

NORTH SAN DIEGO COUNTY REALTORS



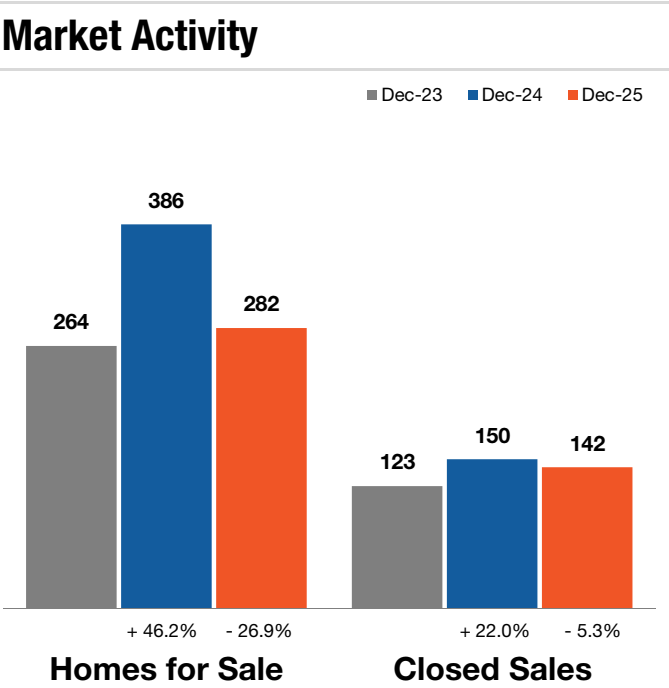
Market Statistics

North San Diego County ZIP Codes

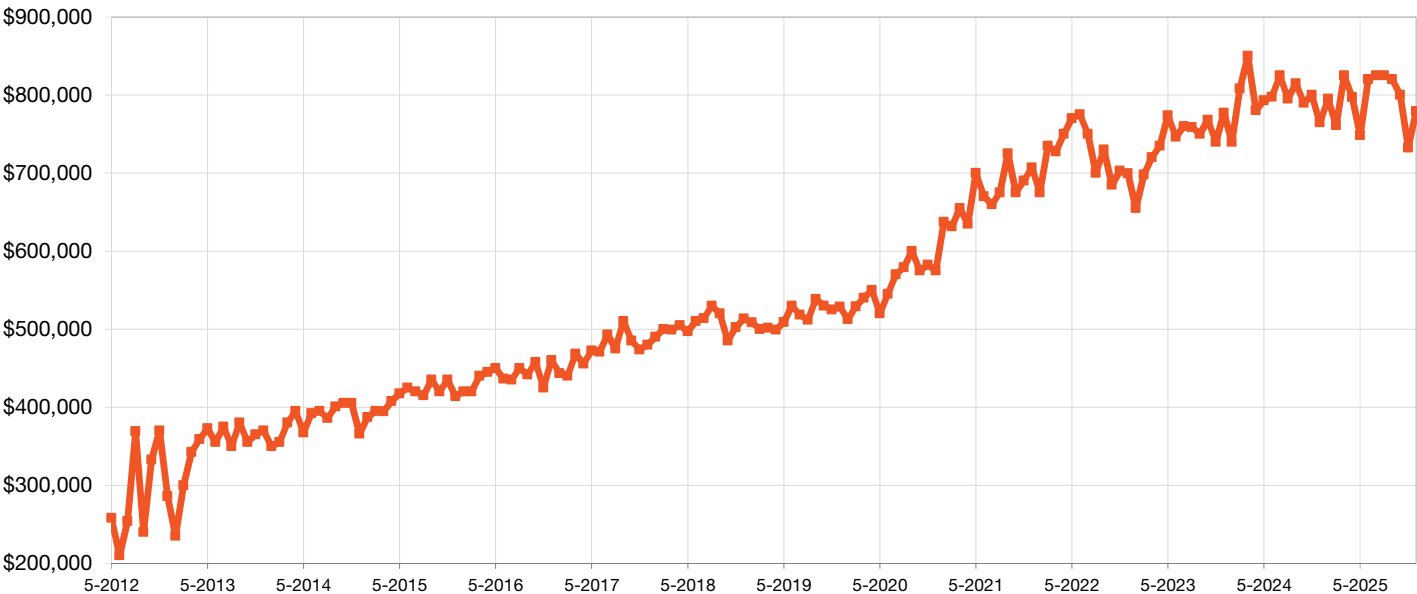
	Median Sales Price			Pct. of Orig. Price Rec'd.			Days on Market			Closed Sales		
	Dec-25	1-Yr Chg		Dec-25	1-Yr Chg		Dec-25	1-Yr Chg		Dec-25	1-Yr Chg	
92003 - Bonsall	\$1,437,500	↑ + 3.0%		96.0%	↑ + 6.8%		125	↑ + 100.8%		4	↑ + 100.0%	
92007 - Cardiff	\$3,207,400	↑ + 10.6%		90.3%	↑ + 3.4%		63	↑ + 0.4%		4	→ 0.0%	
92008 - Carlsbad	\$1,735,000	↑ + 27.3%		95.3%	↑ + 0.2%		56	↑ + 46.2%		24	↑ + 14.3%	
92009 - Carlsbad	\$1,475,680	↓ - 13.2%		95.5%	↓ - 1.7%		38	↑ + 22.9%		38	↓ - 2.6%	
92010 - Carlsbad	\$1,214,000	↑ + 1.2%		98.0%	↑ + 0.1%		30	↓ - 37.9%		14	↑ + 7.7%	
92011 - Carlsbad	\$1,862,000	↑ + 2.0%		98.1%	↓ - 0.5%		25	↓ - 29.1%		12	↓ - 42.9%	
92014 - Del Mar	\$2,830,000	↓ - 14.2%		89.5%	↑ + 3.5%		69	↑ + 22.9%		8	→ 0.0%	
92024 - Encinitas	\$1,852,500	↑ + 7.4%		95.3%	↓ - 1.2%		38	↓ - 4.4%		42	↑ + 55.6%	
92025 - Escondido	\$810,000	↓ - 4.7%		96.6%	↓ - 1.0%		48	↓ - 16.6%		31	↑ + 6.9%	
92026 - Escondido	\$715,000	↓ - 2.1%		97.0%	↑ + 0.6%		50	↑ + 86.5%		39	↑ + 21.9%	
92027 - Escondido	\$820,000	↑ + 14.3%		98.9%	↑ + 2.6%		30	↓ - 0.2%		21	→ 0.0%	
92028 - Fallbrook	\$839,422	↓ - 3.4%		97.9%	↑ + 0.3%		43	↓ - 5.8%		50	↑ + 4.2%	
92029 - Escondido	\$1,252,550	↓ - 2.5%		98.0%	↑ + 1.2%		28	↓ - 29.3%		16	↑ + 23.1%	
92054 - Oceanside	\$1,152,500	↓ - 15.6%		99.2%	↑ + 1.9%		30	↓ - 16.0%		26	↓ - 3.7%	
92056 - Oceanside	\$900,000	↑ + 2.0%		97.6%	↑ + 1.0%		29	↑ + 8.5%		42	↑ + 10.5%	
92057 - Oceanside	\$755,000	↑ + 9.4%		96.4%	↓ - 2.2%		40	↑ + 49.4%		35	↓ - 35.2%	
92058 - Oceanside	\$695,000	↓ - 21.9%		95.5%	↓ - 4.8%		40	↑ + 3.0%		6	↓ - 45.5%	
92059 - Pala	\$0	--		0.0%	--		0	--		0	--	
92061 - Pauma Valley	\$1,300,000	↑ + 209.5%		91.2%	↑ + 8.4%		66	↑ + 1,550.0%		2	↑ + 100.0%	
92064 - Poway	\$1,544,750	↑ + 18.8%		93.9%	↓ - 0.8%		62	↑ + 41.0%		20	↑ + 5.3%	
92065 - Ramona	\$782,742	↓ - 5.4%		97.8%	↑ + 0.3%		46	↑ + 16.8%		21	↓ - 25.0%	
92067 - Rancho Santa Fe	\$5,487,000	↑ + 20.6%		94.6%	↑ + 4.9%		54	↓ - 39.4%		17	↑ + 183.3%	
92069 - San Marcos	\$759,100	↓ - 5.7%		98.4%	↑ + 2.8%		22	↓ - 63.8%		20	↑ + 53.8%	
92075 - Solana Beach	\$1,575,000	↓ - 16.6%		93.9%	↑ + 0.5%		49	↑ + 47.1%		7	↓ - 30.0%	
92078 - San Marcos	\$869,900	↑ + 9.8%		96.7%	↓ - 1.3%		43	↑ + 17.0%		48	↑ + 26.3%	
92081 - Vista	\$857,500	↓ - 5.8%		95.9%	↓ - 3.0%		34	↑ + 105.4%		18	↓ - 5.3%	
92082 - Valley Center	\$853,500	↓ - 0.5%		91.1%	↓ - 5.5%		92	↑ + 123.1%		14	↓ - 30.0%	
92083 - Vista	\$798,000	↑ + 15.7%		97.7%	↑ + 0.1%		35	↑ + 65.8%		16	↑ + 23.1%	
92084 - Vista	\$1,050,000	↑ + 32.1%		95.4%	↓ - 1.3%		38	↓ - 7.7%		37	↑ + 37.0%	
92091 - Rancho Santa Fe	\$1,550,000	↓ - 12.9%		93.5%	↓ - 4.5%		46	↑ + 110.6%		3	↓ - 25.0%	
92127 - Rancho Bernardo	\$1,510,000	↓ - 37.8%		95.4%	↓ - 1.0%		39	↓ - 9.1%		27	↑ + 28.6%	
92128 - Rancho Bernardo	\$910,000	↑ + 5.9%		97.2%	↑ + 1.2%		34	↑ + 10.7%		55	↑ + 37.5%	
92129 - Rancho Penasquitos	\$1,190,000	↓ - 10.2%		96.5%	↓ - 1.1%		56	↑ + 97.7%		19	↓ - 24.0%	
92130 - Carmel Valley	\$1,870,000	↑ + 35.5%		95.7%	↓ - 2.1%		47	↑ + 14.1%		26	↓ - 10.3%	

South San Diego County

Key Metrics	Dec-25	1-Yr Chg
Median Sales Price	\$779,000	+ 1.8%
Average Sales Price	\$855,835	+ 4.4%
Pct. of Orig. Price Rec'd.	99.6%	+ 1.6%
Homes for Sale	282	- 26.9%
Closed Sales	142	- 5.3%
Months Supply	1.8	- 25.0%
Days on Market	35	+ 12.9%



Historical Median Sales Price for South San Diego County



Marketwatch Report

December 2025

South San Diego County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Dec-25	1-Yr Chg	Dec-25	1-Yr Chg	Dec-25	1-Yr Chg	Dec-25	1-Yr Chg
91902 - Bonita	\$1,268,800	↑ + 17.2%	99.2%	↑ + 2.6%	13	↓ - 30.8%	7	↓ - 41.7%
91910 - Chula Vista	\$775,000	↑ + 4.1%	101.1%	↑ + 3.7%	20	↓ - 48.4%	19	↓ - 20.8%
91911 - Chula Vista	\$730,000	➡ 0.0%	102.7%	↑ + 3.4%	39	↑ + 35.8%	22	↓ - 29.0%
91913 - Chula Vista	\$770,000	↓ - 7.2%	99.5%	↑ + 0.3%	32	↑ + 21.5%	45	↑ + 66.7%
91914 - Chula Vista	\$1,310,000	↑ + 45.1%	96.0%	↓ - 1.8%	56	↑ + 254.1%	7	➡ 0.0%
91915 - Chula Vista	\$812,450	↑ + 7.8%	99.0%	↑ + 1.3%	29	↓ - 26.8%	18	↓ - 14.3%
91932 - Imperial Beach	\$717,500	↓ - 10.3%	95.8%	↑ + 0.3%	69	↑ + 62.1%	10	↓ - 44.4%
91950 - National City	\$710,000	↑ + 13.6%	99.8%	↑ + 0.8%	35	↑ + 164.2%	11	↑ + 57.1%
92154 - Otay Mesa	\$750,000	↑ + 4.9%	101.0%	↓ - 0.3%	27	↑ + 9.5%	36	↑ + 2.9%
92173 - San Ysidro	\$590,000	↑ + 57.8%	93.2%	↓ - 5.3%	95	↑ + 343.8%	3	➡ 0.0%