

Marketwatch Report

December 2025

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

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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%

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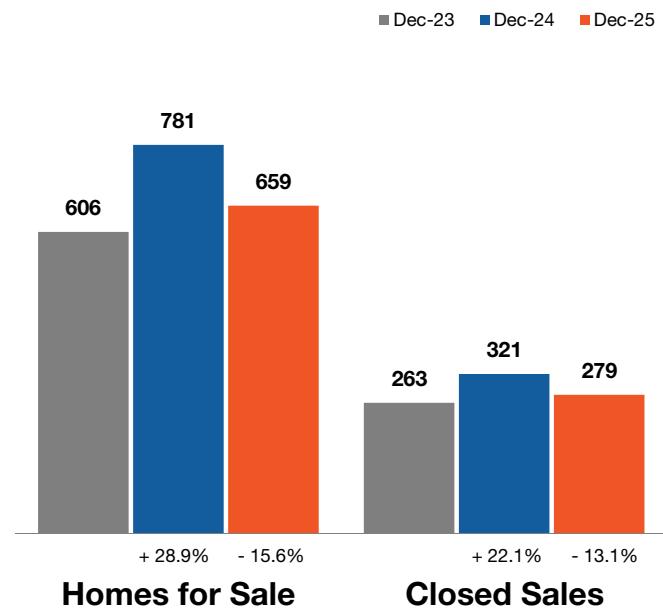
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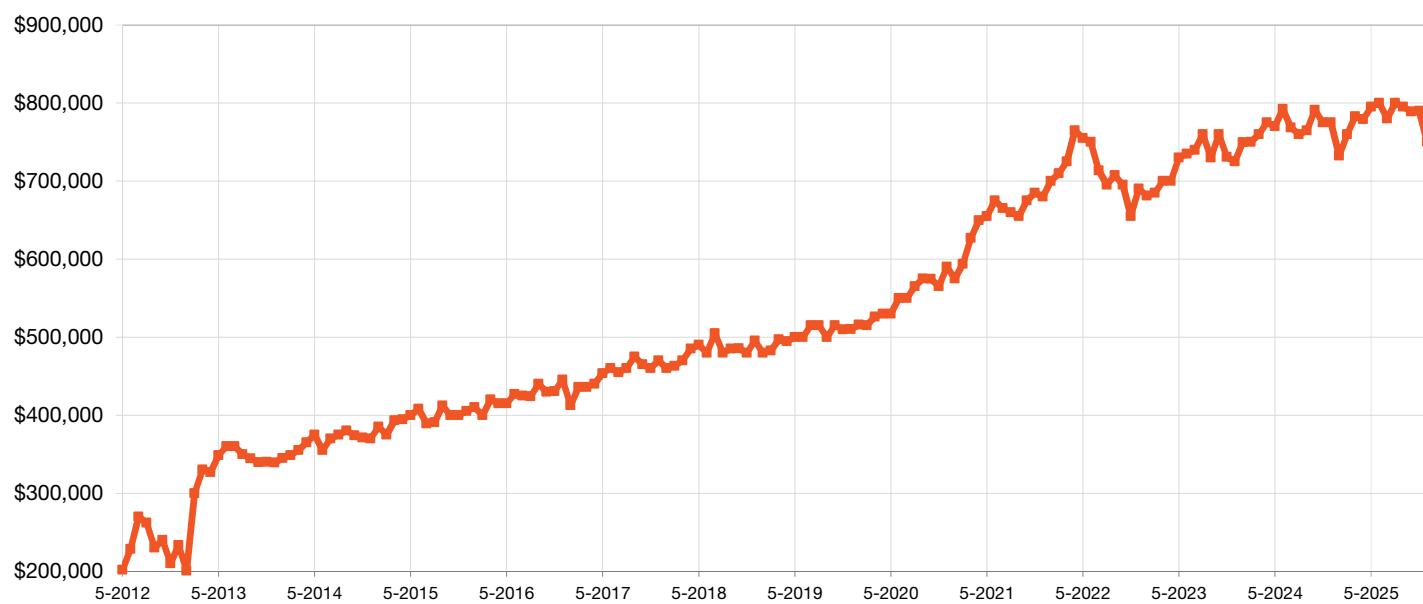
East San Diego County

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%

Market Activity



Historical Median Sales Price for East San Diego County



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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	--

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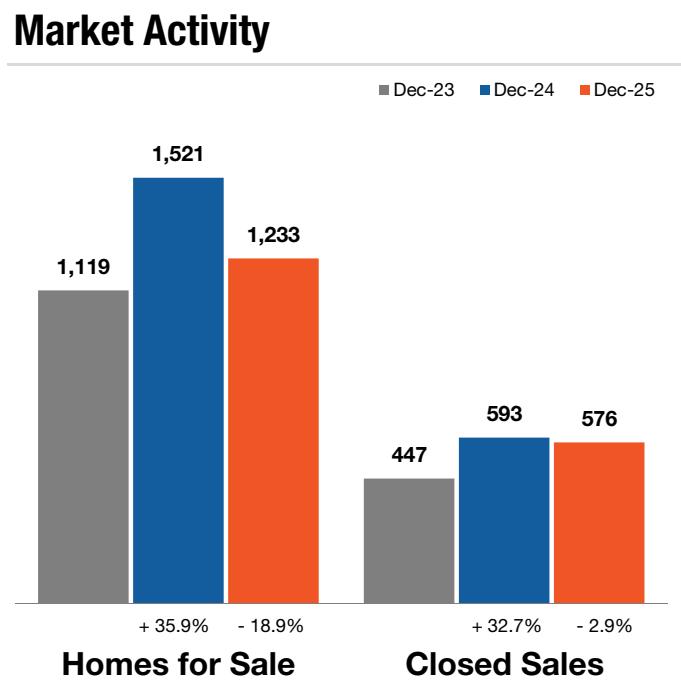
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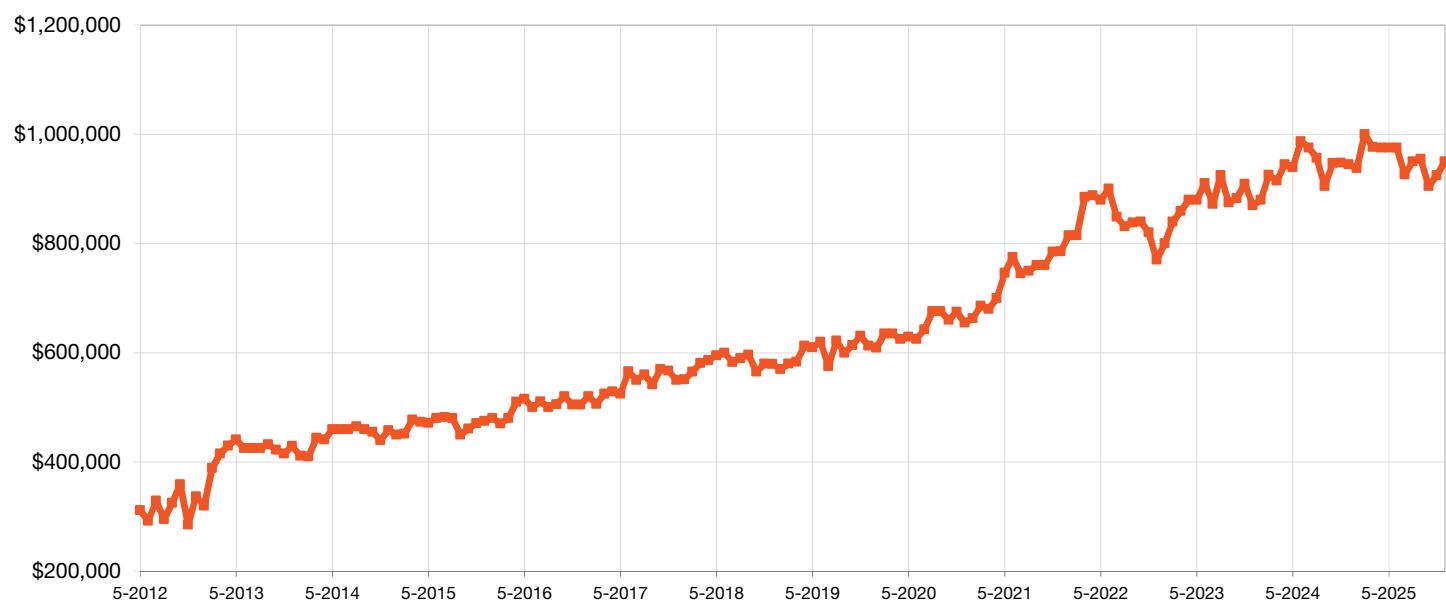


Metro San Diego County

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



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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-Miramar	\$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%

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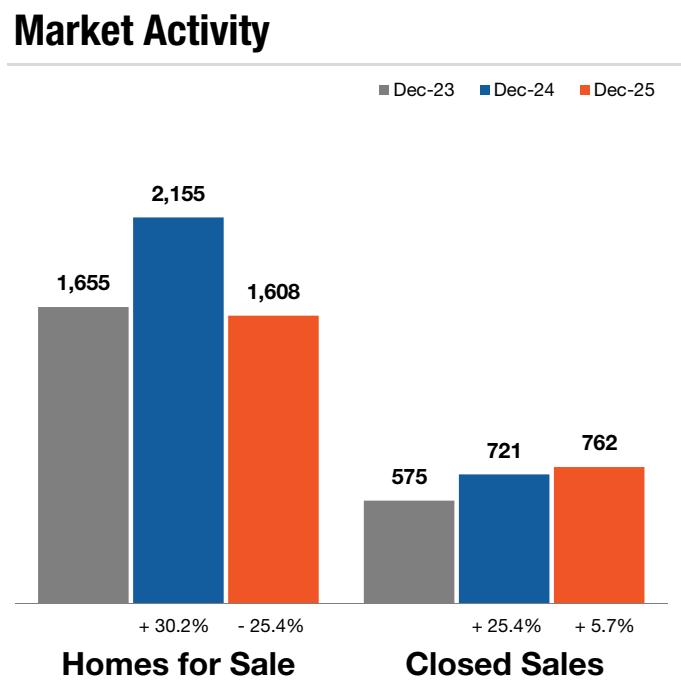
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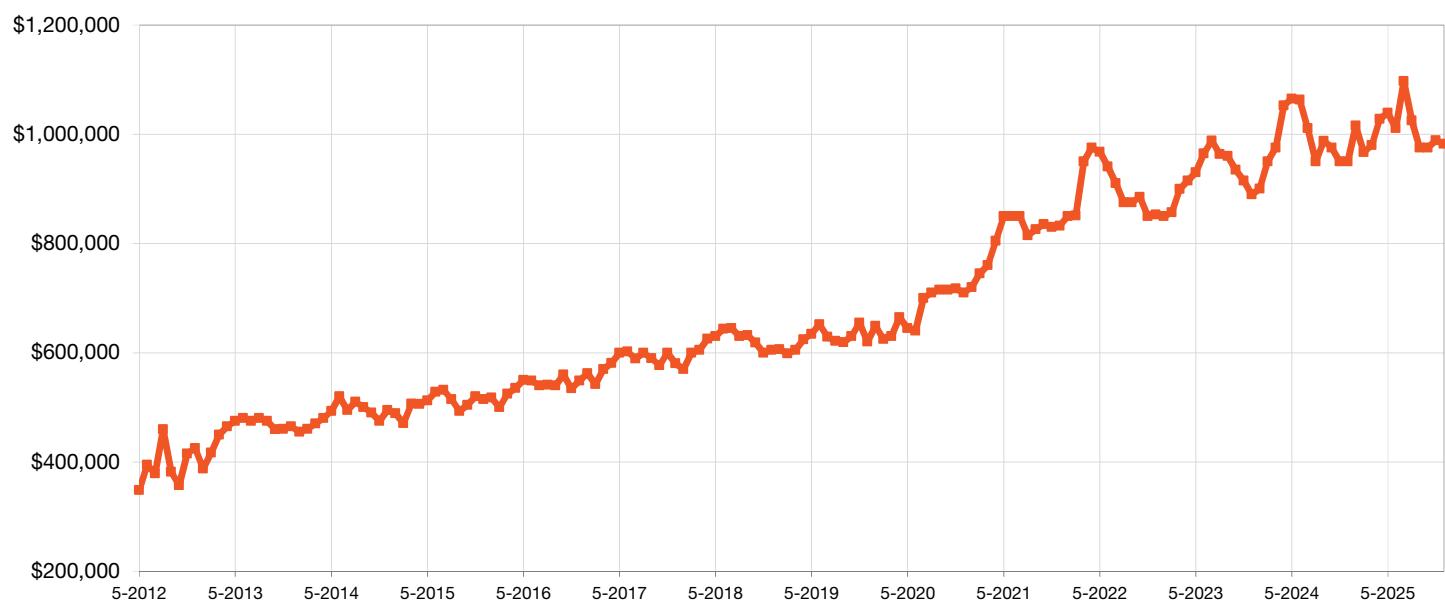


North San Diego County

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%



Historical Median Sales Price for North San Diego County



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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%

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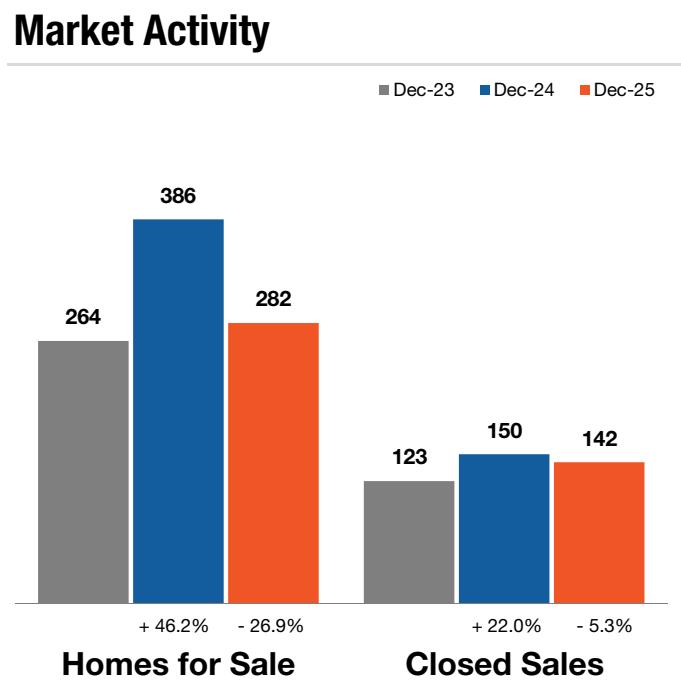
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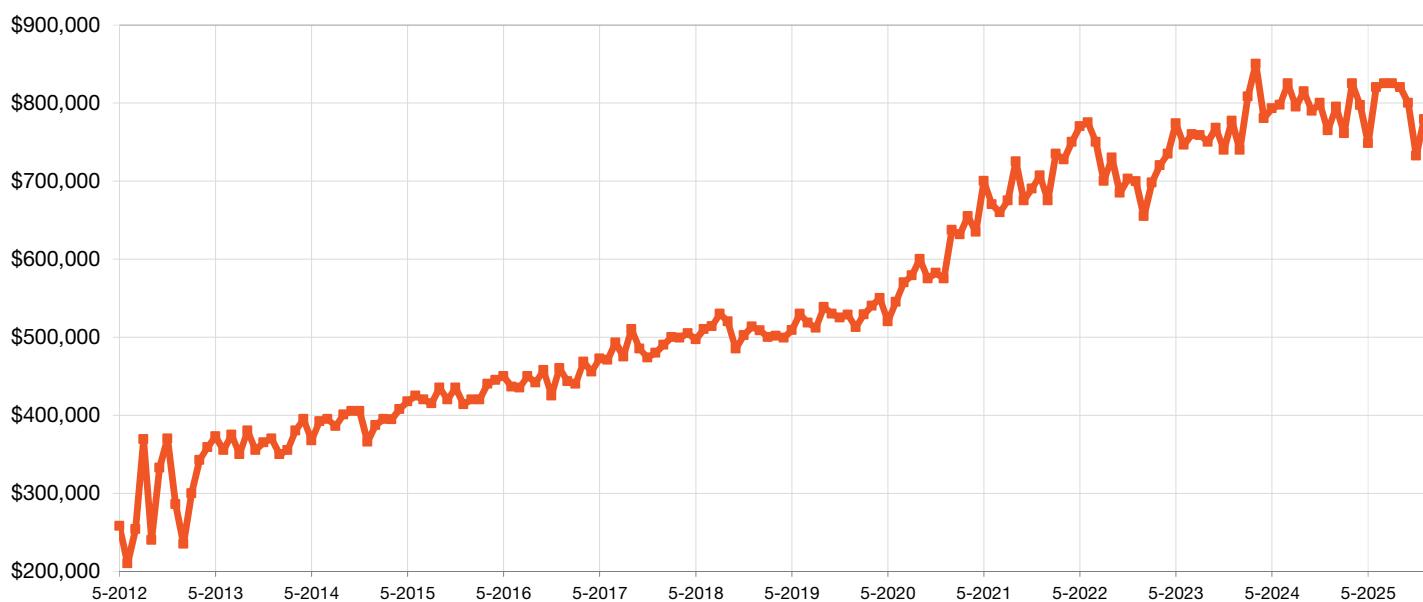


South San Diego County

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



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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%