

# Marketwatch Report

## March 2026

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

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A FREE RESEARCH TOOL FROM THE

**North San Diego County REALTORS®**

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

## Counties

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## San Diego County Overview

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Mar-26	1-Yr Chg	Mar-26	1-Yr Chg	Mar-26	1-Yr Chg	Mar-26	1-Yr Chg
East San Diego County	\$750,000	↓ - 4.2%	99.3%	↑ + 0.1%	36	↑ + 38.5%	322	↑ + 8.1%
Metro San Diego County	\$958,000	↓ - 1.7%	98.3%	↑ + 0.2%	32	↑ + 6.7%	652	↑ + 8.1%
North San Diego County	\$1,010,000	↑ + 3.1%	98.3%	↓ - 0.2%	33	↑ + 10.0%	880	↑ + 8.1%
South San Diego County	\$787,000	↓ - 5.2%	99.1%	↓ - 0.3%	30	↑ + 20.0%	157	↑ + 1.3%
<b>San Diego County</b>	<b>\$911,625</b>	<b>↑ + 0.7%</b>	<b>98.6%</b>	<b>→ 0.0%</b>	<b>33</b>	<b>↑ + 13.8%</b>	<b>2,039</b>	<b>↑ + 7.6%</b>

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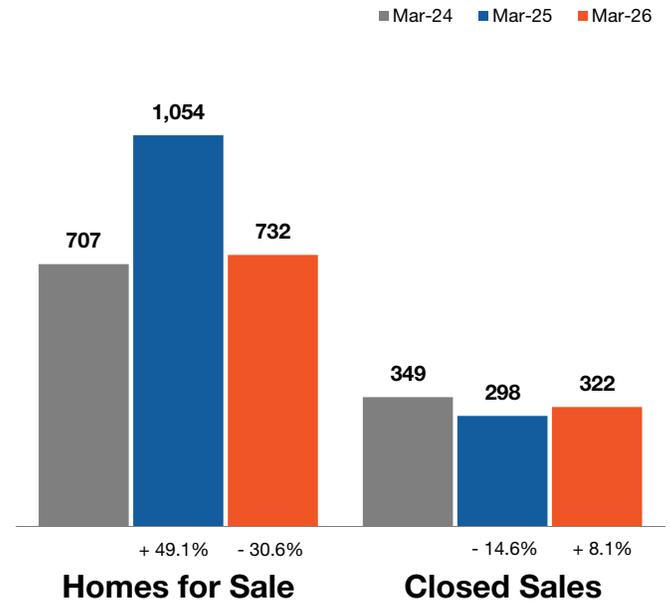


Market Statistics

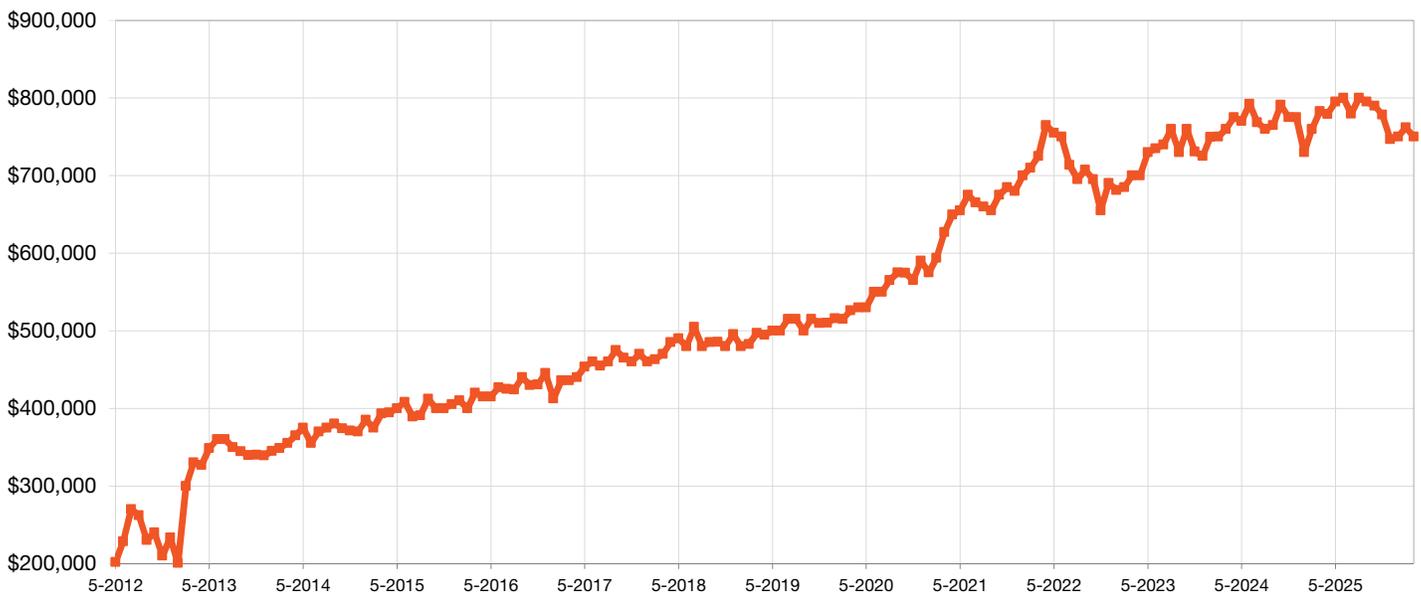
## East San Diego County

Key Metrics	Mar-26	1-Yr Chg
Median Sales Price	\$750,000	- 4.2%
Average Sales Price	\$787,423	- 0.3%
Pct. of Orig. Price Rec'd.	99.3%	+ 0.1%
Homes for Sale	732	- 30.6%
Closed Sales	322	+ 8.1%
Months Supply	2.3	- 30.3%
Days on Market	36	+ 38.5%

### 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	
	Mar-26	1-Yr Chg	Mar-26	1-Yr Chg	Mar-26	1-Yr Chg	Mar-26	1-Yr Chg
91901 - Alpine	\$922,500	↓ - 10.2%	100.8%	↑ + 3.6%	34	↑ + 35.3%	22	↑ + 22.2%
91905 - Boulevard	\$464,000	↓ - 5.1%	101.0%	↑ + 1.2%	43	↑ + 226.9%	2	↑ + 100.0%
91906 - Campo	\$471,500	↑ + 3.6%	95.4%	↓ - 4.6%	51	↑ + 2,458.3%	6	↑ + 200.0%
91916 - Descanso	\$640,000	↑ + 9.4%	103.0%	↑ + 5.5%	14	↓ - 48.1%	3	↓ - 50.0%
91917 - Dulzura	\$642,500	--	100.0%	--	0	--	2	--
91931 - Guatay	\$0	--	0.0%	--	0	--	0	--
91934 - Jacumba	\$0	↓ - 100.0%	0.0%	↓ - 100.0%	0	--	0	↓ - 100.0%
91935 - Jamul	\$860,000	↑ + 3.3%	98.7%	↑ + 12.2%	28	↓ - 55.1%	9	↑ + 50.0%
91941 - La Mesa	\$1,055,000	↑ + 16.3%	100.4%	↓ - 2.4%	17	↓ - 9.1%	29	↑ + 11.5%
91942 - La Mesa	\$750,000	↓ - 8.0%	98.9%	↓ - 1.8%	40	↑ + 112.4%	27	↓ - 18.2%
91945 - Lemon Grove	\$727,500	↓ - 6.1%	99.0%	↑ + 1.8%	34	↓ - 6.9%	14	↓ - 33.3%
91948 - Mount Laguna	\$0	--	0.0%	--	0	--	0	--
91962 - Pine Valley	\$600,000	↓ - 7.6%	100.0%	↓ - 0.3%	35	↑ + 600.0%	2	↓ - 50.0%
91963 - Potrero	\$465,000	↓ - 38.0%	97.9%	↑ + 4.3%	17	↓ - 89.7%	1	→ 0.0%
91977 - Spring Valley	\$765,000	↑ + 8.1%	98.5%	↓ - 0.1%	39	↑ + 227.4%	39	↑ + 39.3%
91978 - Spring Valley	\$940,000	↑ + 45.5%	98.3%	↓ - 1.8%	70	↑ + 473.5%	4	→ 0.0%
91980 - Tecate	\$0	--	0.0%	--	0	--	0	--
92004 - Borrego Springs	\$399,000	↑ + 85.6%	94.4%	↓ - 1.8%	61	↑ + 750.3%	9	↑ + 80.0%
92019 - El Cajon	\$732,500	↓ - 5.5%	101.0%	↑ + 3.8%	28	↑ + 31.2%	33	↑ + 37.5%
92020 - El Cajon	\$820,000	↑ + 0.6%	99.0%	↓ - 2.4%	30	↑ + 67.4%	31	↑ + 47.6%
92021 - El Cajon	\$725,000	↓ - 1.4%	100.0%	↓ - 0.5%	44	↑ + 174.3%	27	↑ + 50.0%
92036 - Julian	\$480,000	↓ - 17.5%	94.8%	↑ + 1.4%	113	↑ + 2.8%	5	↓ - 16.7%
92040 - Lakeside	\$615,000	↓ - 27.6%	97.9%	↓ - 1.8%	30	↓ - 10.8%	21	↓ - 38.2%
92066 - Ranchita	\$0	--	0.0%	--	0	--	0	--
92070 - Santa Ysabel	\$0	↓ - 100.0%	0.0%	↓ - 100.0%	0	↓ - 100.0%	0	↓ - 100.0%
92071 - Santee	\$720,000	↓ - 4.6%	100.5%	↑ + 0.0%	31	↑ + 25.9%	35	↓ - 2.8%
92086 - Warner Springs	\$610,000	↑ + 154.2%	97.6%	↑ + 1.6%	155	↓ - 7.7%	1	→ 0.0%

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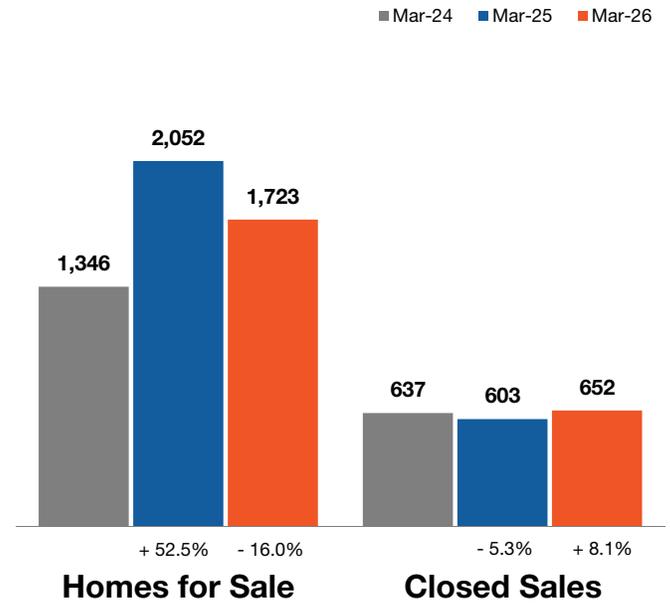


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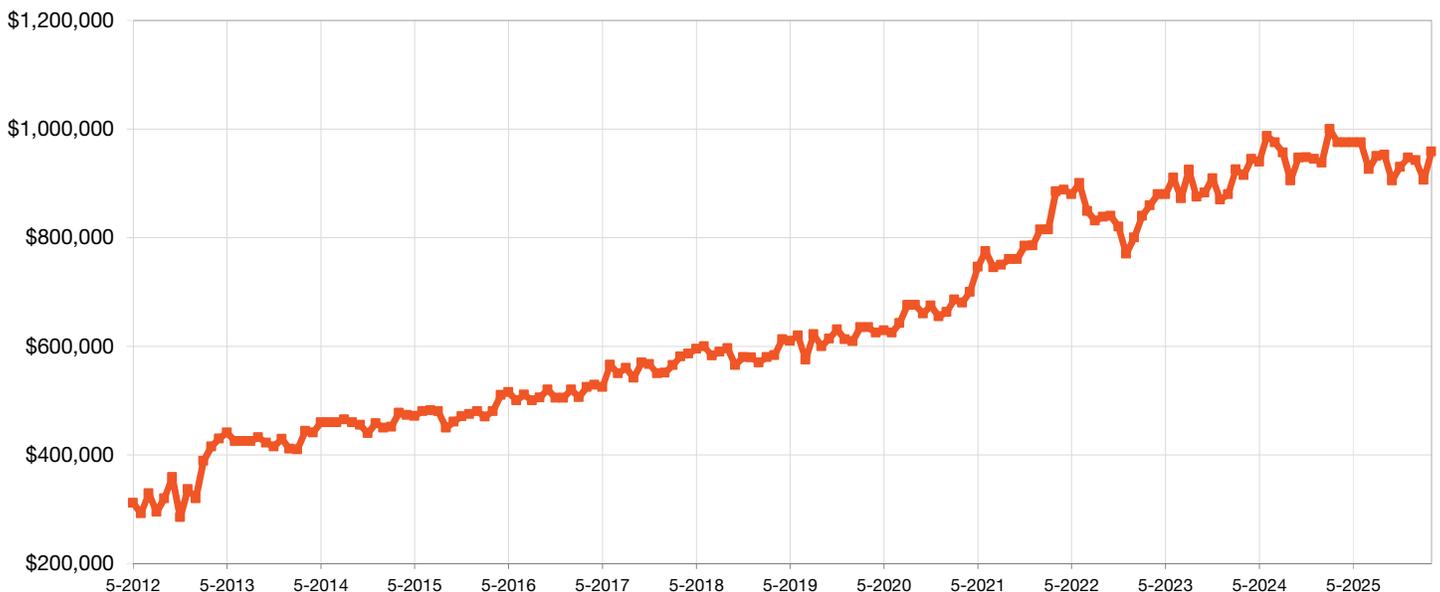
## Metro San Diego County

Key Metrics	Mar-26	1-Yr Chg
Median Sales Price	\$958,000	- 1.7%
Average Sales Price	\$1,284,303	+ 2.2%
Pct. of Orig. Price Rec'd.	98.3%	+ 0.2%
Homes for Sale	1,723	- 16.0%
Closed Sales	652	+ 8.1%
Months Supply	2.8	- 15.2%
Days on Market	32	+ 6.7%

### 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	
	Mar-26	1-Yr Chg	Mar-26	1-Yr Chg	Mar-26	1-Yr Chg	Mar-26	1-Yr Chg
92037 - La Jolla	\$2,550,000	↑ + 10.9%	97.8%	↑ + 1.0%	33	↓ - 10.6%	53	↑ + 8.2%
92101 - San Diego Downtown	\$797,000	↑ + 2.8%	95.8%	↓ - 0.8%	48	↑ + 9.3%	48	↑ + 6.7%
92102 - San Diego Golden Hill	\$697,500	↑ + 10.9%	98.0%	↑ + 0.9%	17	↓ - 49.8%	12	↑ + 20.0%
92103 - Mission Hills-Hillcrest-Midtown	\$875,000	↓ - 6.7%	99.1%	↑ + 2.5%	24	↓ - 41.6%	33	↓ - 8.3%
92104 - North Park	\$887,500	↓ - 21.5%	98.2%	↓ - 0.4%	28	↑ + 25.3%	28	↓ - 3.4%
92105 - East San Diego	\$712,500	↑ + 39.2%	102.9%	↑ + 4.0%	21	↑ + 13.2%	20	↑ + 17.6%
92106 - Point Loma	\$1,670,205	↓ - 6.5%	98.2%	↓ - 3.8%	21	↓ - 9.7%	14	↓ - 6.7%
92107 - Ocean Beach	\$1,335,000	↓ - 11.6%	97.5%	↓ - 2.4%	24	↓ - 34.7%	21	↑ + 23.5%
92108 - Mission Valley	\$690,000	↑ + 32.7%	98.6%	↑ + 1.0%	36	↓ - 0.7%	29	↑ + 20.8%
92109 - Pacific Beach	\$1,550,525	↑ + 14.5%	97.7%	↓ - 0.6%	33	↓ - 37.8%	29	↑ + 81.3%
92110 - Old Town	\$707,500	↓ - 22.7%	97.2%	↓ - 2.5%	47	↑ + 115.4%	30	↑ + 76.5%
92111 - Linda Vista	\$890,000	↓ - 3.8%	99.3%	↑ + 1.1%	29	↑ + 56.1%	30	↑ + 15.4%
92113 - Logan Heights	\$664,000	↓ - 10.1%	100.0%	↑ + 4.8%	31	↑ + 14.8%	4	↓ - 55.6%
92114 - Encanto	\$740,000	↓ - 4.6%	99.6%	↑ + 0.7%	28	↑ + 7.3%	22	↑ + 15.8%
92115 - San Diego	\$750,000	↓ - 6.5%	96.8%	↓ - 1.4%	44	↑ + 12.3%	31	↑ + 3.3%
92116 - Normal Heights	\$675,000	↓ - 26.7%	99.9%	↑ + 3.2%	23	↓ - 24.8%	15	↓ - 37.5%
92117 - Clairemont Mesa	\$1,003,500	↓ - 9.8%	97.7%	↑ + 0.6%	38	↑ + 86.5%	37	→ 0.0%
92118 - Coronado	\$2,189,200	↓ - 20.8%	94.6%	↓ - 0.3%	42	↓ - 9.9%	19	↑ + 35.7%
92119 - San Carlos	\$1,012,500	↑ + 2.8%	101.2%	↑ + 2.3%	22	↓ - 9.0%	16	↓ - 42.9%
92120 - Del Cerro	\$960,000	↓ - 15.2%	99.7%	↓ - 1.0%	25	↑ + 25.0%	39	↑ + 95.0%
92121 - Sorrento Valley	\$1,179,500	--	101.3%	--	6	--	2	--
92122 - University City	\$1,280,000	↑ + 67.3%	97.4%	↓ - 0.3%	39	↑ + 52.4%	22	→ 0.0%
92123 - Mission Valley	\$966,975	↓ - 7.2%	99.2%	↓ - 1.6%	27	↑ + 24.8%	8	↓ - 57.9%
92124 - Tierrasanta	\$915,000	↓ - 1.1%	99.2%	↑ + 0.6%	16	↓ - 53.5%	15	→ 0.0%
92126 - Mira Mesa	\$1,040,000	↓ - 2.8%	97.9%	↓ - 0.4%	30	↑ + 31.7%	37	↑ + 15.6%
92131 - Scripps Miramar	\$1,280,000	↓ - 15.5%	98.5%	↓ - 1.1%	28	↑ + 79.2%	23	↑ + 43.8%
92139 - Paradise Hills	\$687,535	↓ - 14.6%	102.1%	↑ + 1.9%	24	↑ + 14.6%	15	↓ - 11.8%

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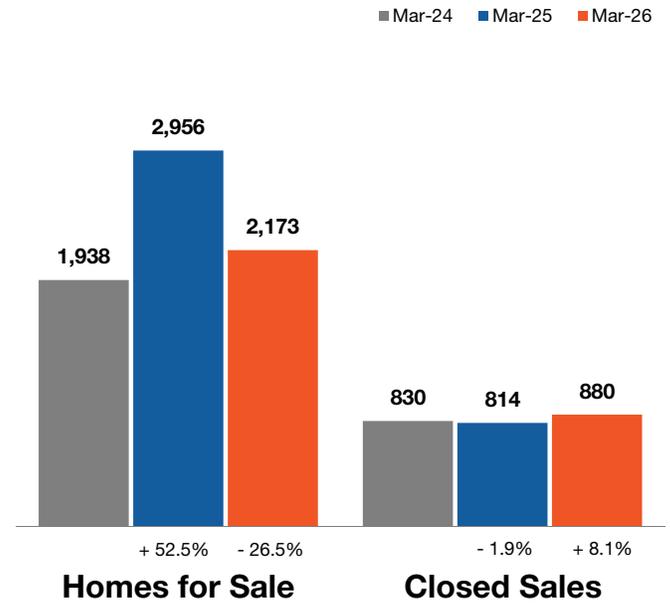


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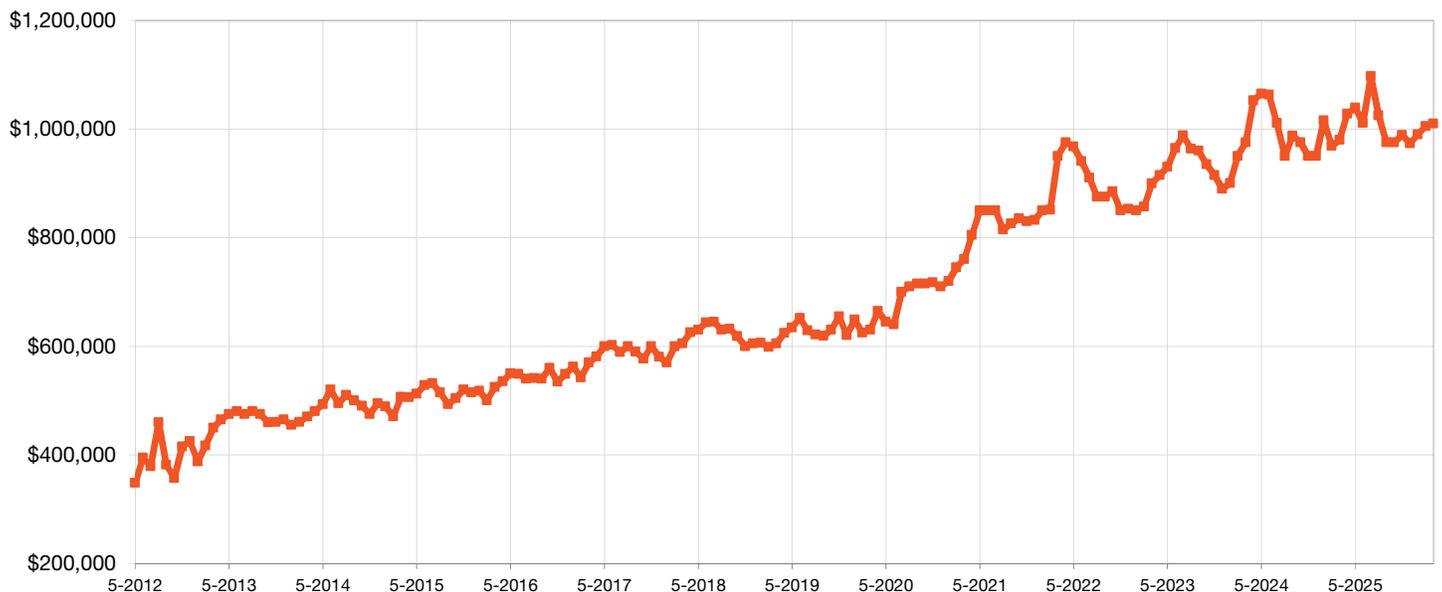
## North San Diego County

Key Metrics	Mar-26	1-Yr Chg
Median Sales Price	\$1,010,000	+ 3.1%
Average Sales Price	\$1,344,222	- 1.7%
Pct. of Orig. Price Rec'd.	98.3%	- 0.2%
Homes for Sale	2,173	- 26.5%
Closed Sales	880	+ 8.1%
Months Supply	2.5	- 28.6%
Days on Market	33	+ 10.0%

### Market Activity



### 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	
	Mar-26	1-Yr Chg	Mar-26	1-Yr Chg	Mar-26	1-Yr Chg	Mar-26	1-Yr Chg
92003 - Bonsall	\$1,255,000	↓ - 9.4%	91.0%	↓ - 9.1%	150	↑ + 625.8%	6	→ 0.0%
92007 - Cardiff	\$2,325,000	↑ + 4.5%	98.7%	↓ - 0.2%	41	↑ + 22.5%	10	↓ - 9.1%
92008 - Carlsbad	\$1,815,000	↑ + 9.3%	99.1%	↑ + 2.2%	22	↓ - 39.7%	23	↓ - 8.0%
92009 - Carlsbad	\$1,531,055	↓ - 6.6%	98.4%	↑ + 0.1%	23	↓ - 36.6%	47	↑ + 38.2%
92010 - Carlsbad	\$1,552,500	↑ + 11.1%	100.1%	↑ + 3.0%	16	↓ - 24.4%	22	↑ + 69.2%
92011 - Carlsbad	\$1,592,200	↓ - 0.5%	100.9%	↑ + 0.2%	19	↑ + 66.6%	21	↑ + 90.9%
92014 - Del Mar	\$3,175,000	↑ + 36.6%	94.1%	↓ - 3.6%	52	↑ + 167.2%	17	↑ + 30.8%
92024 - Encinitas	\$2,012,500	↑ + 1.9%	99.6%	↓ - 0.2%	26	↑ + 20.6%	50	↑ + 11.1%
92025 - Escondido	\$710,000	↓ - 11.9%	96.8%	↓ - 0.7%	34	↑ + 22.6%	20	↑ + 11.1%
92026 - Escondido	\$800,000	↑ + 3.2%	96.9%	↓ - 0.5%	40	↑ + 35.4%	47	↑ + 9.3%
92027 - Escondido	\$798,000	↑ + 5.9%	99.4%	↓ - 1.2%	27	↑ + 27.9%	34	↑ + 9.7%
92028 - Fallbrook	\$932,000	↑ + 13.0%	98.7%	↑ + 2.1%	45	↑ + 7.9%	56	↑ + 19.1%
92029 - Escondido	\$1,140,000	↑ + 27.7%	96.5%	↓ - 3.8%	25	↑ + 42.5%	17	↑ + 41.7%
92054 - Oceanside	\$1,152,500	↑ + 7.0%	96.8%	↓ - 1.4%	30	↓ - 18.1%	38	↑ + 31.0%
92056 - Oceanside	\$867,000	↑ + 3.8%	97.4%	↓ - 2.0%	32	↑ + 22.9%	49	↓ - 14.0%
92057 - Oceanside	\$737,000	↑ + 15.2%	97.8%	↓ - 1.3%	42	↑ + 53.2%	56	↑ + 9.8%
92058 - Oceanside	\$858,000	↑ + 9.3%	102.1%	↓ - 2.1%	14	↓ - 68.0%	6	→ 0.0%
92059 - Pala	\$0	--	0.0%	--	0	--	0	--
92061 - Pauma Valley	\$785,000	--	87.2%	--	87	--	1	--
92064 - Poway	\$1,230,000	↓ - 26.3%	98.2%	↓ - 2.5%	29	↓ - 8.7%	37	↑ + 85.0%
92065 - Ramona	\$800,000	→ 0.0%	99.6%	↑ + 2.0%	42	↑ + 9.2%	30	↑ + 3.4%
92067 - Rancho Santa Fe	\$3,650,000	↓ - 31.1%	92.2%	↑ + 1.5%	71	↑ + 5.2%	9	↓ - 25.0%
92069 - San Marcos	\$941,000	↑ + 14.8%	98.9%	↓ - 0.5%	37	↑ + 71.7%	29	↑ + 7.4%
92075 - Solana Beach	\$2,785,000	↑ + 23.1%	99.8%	↑ + 2.5%	7	↓ - 75.8%	10	→ 0.0%
92078 - San Marcos	\$917,000	↓ - 3.5%	98.3%	↑ + 0.2%	24	↓ - 26.2%	45	↑ + 28.6%
92081 - Vista	\$934,000	↑ + 4.9%	99.4%	↑ + 0.2%	23	↓ - 12.5%	21	↓ - 8.7%
92082 - Valley Center	\$899,900	↓ - 10.0%	96.4%	↓ - 1.6%	45	↑ + 30.8%	11	↓ - 59.3%
92083 - Vista	\$853,000	↑ + 8.7%	97.3%	↓ - 2.4%	41	↑ + 31.2%	9	↓ - 30.8%
92084 - Vista	\$840,000	↓ - 15.6%	99.8%	↑ + 1.5%	26	↓ - 1.3%	23	↓ - 17.9%
92091 - Rancho Santa Fe	\$2,092,500	↑ + 11.8%	96.5%	↑ + 4.8%	16	↓ - 66.8%	4	↓ - 33.3%
92127 - Rancho Bernardo	\$1,742,500	↓ - 18.5%	96.9%	↓ - 1.7%	46	↑ + 75.4%	32	↑ + 23.1%
92128 - Rancho Bernardo	\$872,500	↓ - 0.9%	97.6%	↓ - 0.4%	34	↑ + 19.8%	50	↑ + 2.0%
92129 - Rancho Penasquitos	\$1,227,500	↑ + 20.3%	102.7%	↑ + 3.5%	26	↓ - 3.9%	30	↑ + 20.0%
92130 - Carmel Valley	\$1,825,000	↑ + 21.7%	98.9%	↓ - 0.2%	19	↓ - 34.6%	20	↓ - 37.5%

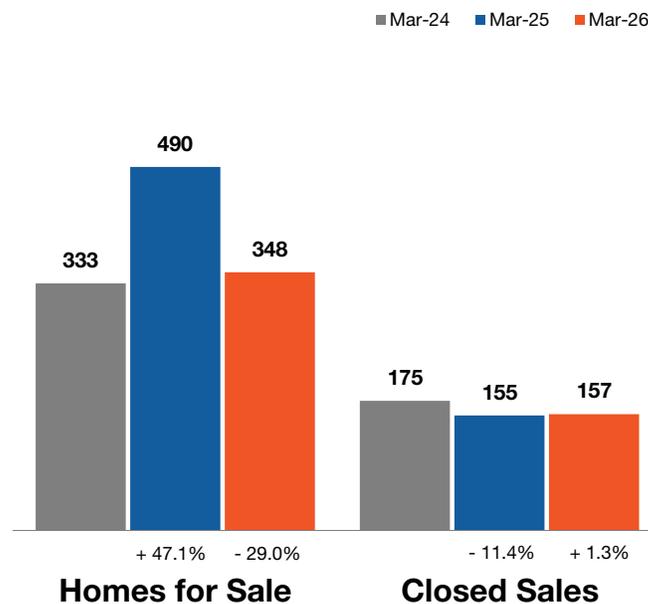
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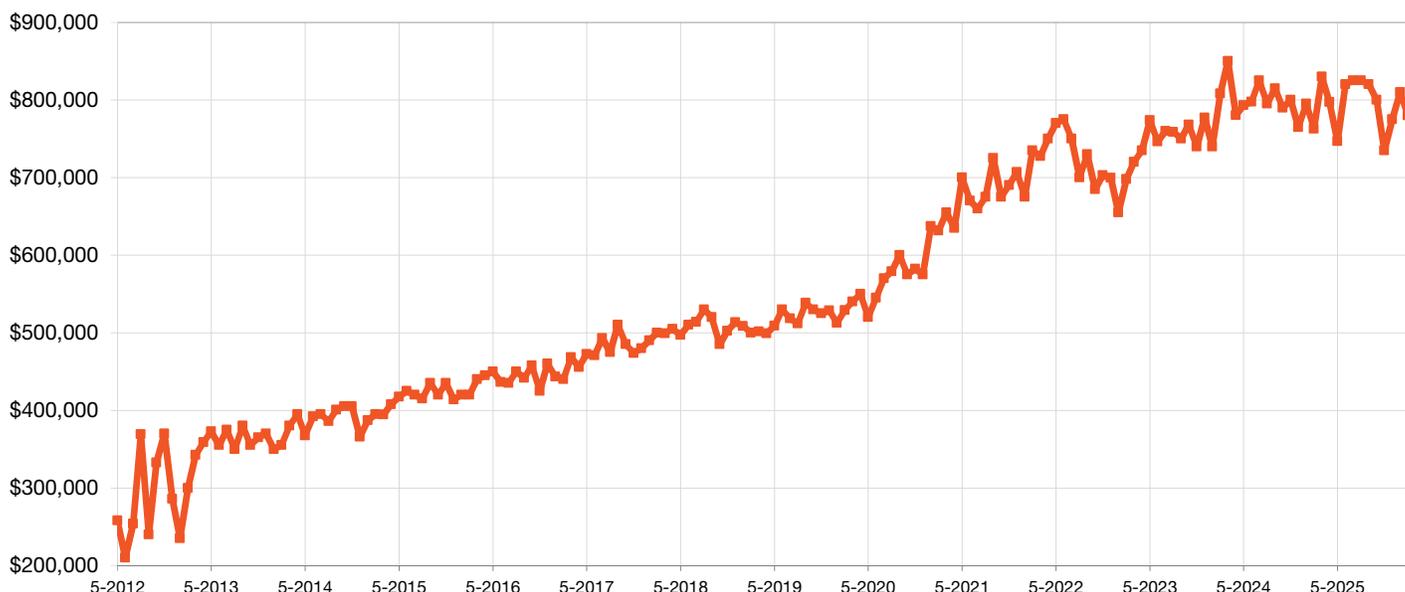
## South San Diego County

Key Metrics	Mar-26	1-Yr Chg
Median Sales Price	\$787,000	- 5.2%
Average Sales Price	\$847,928	- 4.5%
Pct. of Orig. Price Rec'd.	99.1%	- 0.3%
Homes for Sale	348	- 29.0%
Closed Sales	157	+ 1.3%
Months Supply	2.2	- 31.3%
Days on Market	30	+ 20.0%

### 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	
	Mar-26	1-Yr Chg	Mar-26	1-Yr Chg	Mar-26	1-Yr Chg	Mar-26	1-Yr Chg
91902 - Bonita	\$1,028,500	↓ - 17.7%	94.4%	↓ - 5.6%	36	↑ + 83.8%	8	↓ - 33.3%
91910 - Chula Vista	\$950,000	↑ + 12.1%	98.5%	↓ - 1.5%	27	↑ + 29.7%	27	↑ + 68.8%
91911 - Chula Vista	\$730,000	↓ - 11.5%	99.3%	↓ - 1.5%	40	↑ + 111.0%	34	↑ + 54.5%
91913 - Chula Vista	\$770,500	↓ - 8.8%	99.0%	↓ - 0.9%	29	↑ + 18.9%	30	↓ - 31.8%
91914 - Chula Vista	\$785,000	↓ - 31.7%	98.9%	↑ + 1.1%	12	↓ - 33.8%	5	↓ - 54.5%
91915 - Chula Vista	\$837,000	↑ + 5.9%	100.3%	↑ + 1.6%	22	↓ - 37.9%	28	↑ + 16.7%
91932 - Imperial Beach	\$789,000	↓ - 10.1%	99.3%	↑ + 0.6%	39	↑ + 53.4%	15	↑ + 25.0%
91950 - National City	\$559,500	↓ - 10.8%	98.5%	↑ + 0.7%	24	↓ - 2.7%	6	↓ - 50.0%
92154 - Otay Mesa	\$778,000	↑ + 7.3%	102.0%	↑ + 1.9%	36	↑ + 74.4%	26	↑ + 4.0%
92173 - San Ysidro	\$502,500	↑ + 57.0%	104.1%	↑ + 7.7%	18	↓ - 77.5%	4	↑ + 100.0%