Local Market Update for March 2026

Provided by the North San Diego County REALTORS®.

92086 - Warner Springs

East San Diego County

Detached Single-Family

Key Metrics	March			Rolling 12 Months		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
New Listings	7	6	- 14.3%	61	76	+ 24.6%
Pending Sales	2	3	+ 50.0%	26	28	+ 7.7%
Closed Sales	1	1	0.0%	27	25	- 7.4%
Days on Market Until Sale	168	155	- 7.7%	57	91	+ 59.6%
Median Sales Price*	$240,000	$610,000	+ 154.2%	$295,000	$410,000	+ 39.0%
Average Sales Price*	$240,000	$610,000	+ 154.2%	$336,800	$704,436	+ 109.2%
Percent of Original List Price Received*	96.0%	97.6%	+ 1.7%	94.5%	93.4%	- 1.2%
Percent of List Price Received*	96.0%	100.0%	+ 4.2%	95.8%	96.9%	+ 1.1%
Inventory of Homes for Sale	30	29	- 3.3%	--	--	--
Months Supply of Inventory	11.5	12.4	+ 7.8%	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached Single-Family

Key Metrics	March			Rolling 12 Months		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
New Listings	0	0	--	0	0	--
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Days on Market Until Sale	0	0	--	0	0	--
Median Sales Price*	$0	$0	--	$0	$0	--
Average Sales Price*	$0	$0	--	$0	$0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Percent of List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Median Sales Price – Detached Single-Family
Rolling 12-Month Calculation

East San Diego County —
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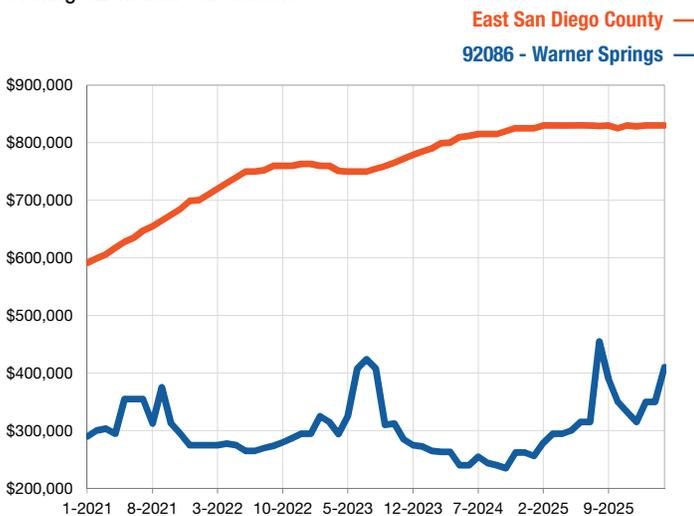
Median Sales Price – Attached Single-Family
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