

Marketwatch Report

July 2026



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

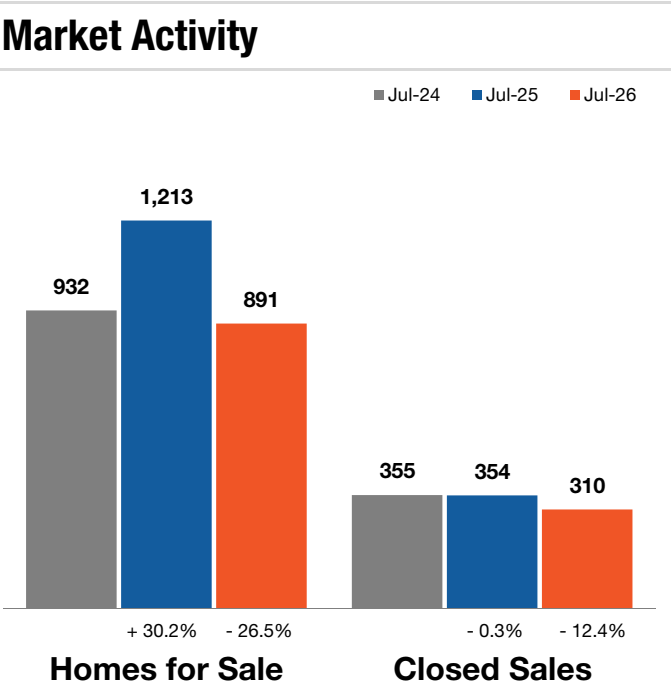
	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Jul-26	1-Yr Chg	Jul-26	1-Yr Chg	Jul-26	1-Yr Chg	Jul-26	1-Yr Chg
East San Diego County	\$781,500	↑ + 0.3%	98.9%	↑ + 0.7%	29	↓ - 6.5%	310	↓ - 12.4%
Metro San Diego County	\$969,000	↑ + 4.8%	97.8%	↑ + 0.6%	31	↓ - 11.4%	649	↓ - 4.0%
North San Diego County	\$1,075,000	↓ - 2.0%	97.9%	↑ + 1.1%	32	➡ 0.0%	1,023	↑ + 15.3%
South San Diego County	\$845,000	↑ + 2.4%	98.7%	↑ + 0.3%	30	↓ - 3.2%	177	↑ + 17.2%
San Diego County	\$935,000	↑ + 3.3%	98.1%	↑ + 0.8%	31	↓ - 3.1%	2,198	↑ + 4.7%

Marketwatch Report

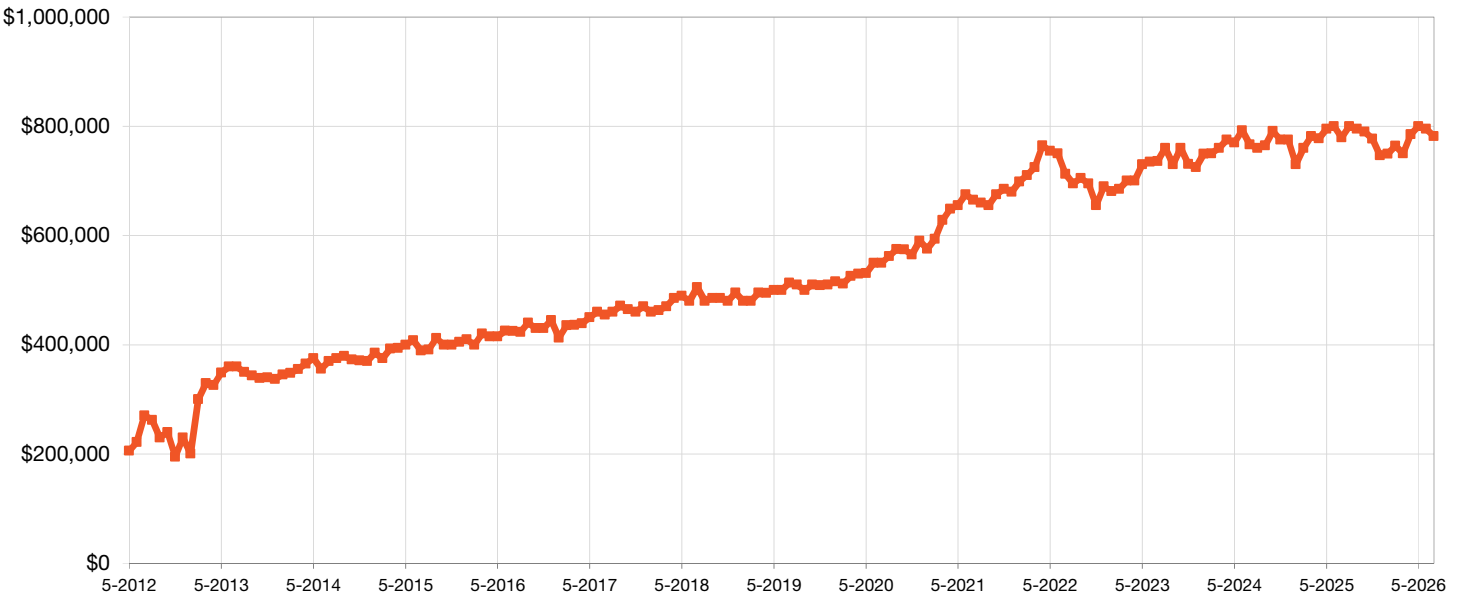
July 2026

East San Diego County

Key Metrics	Jul-26	1-Yr Chg
Median Sales Price	\$781,500	+ 0.3%
Average Sales Price	\$810,022	- 1.1%
Pct. of Orig. Price Rec'd.	98.9%	+ 0.7%
Homes for Sale	891	- 26.5%
Closed Sales	310	- 12.4%
Months Supply	2.9	- 25.6%
Days on Market	29	- 6.5%



Historical Median Sales Price for East San Diego County



Marketwatch Report

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NORTH SAN DIEGO COUNTY REALTORS



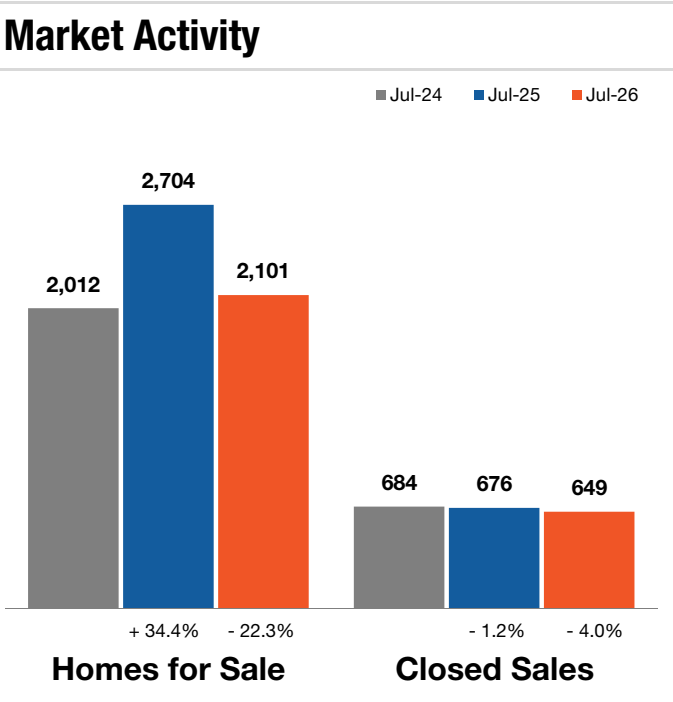
Market Statistics

East San Diego County ZIP Codes

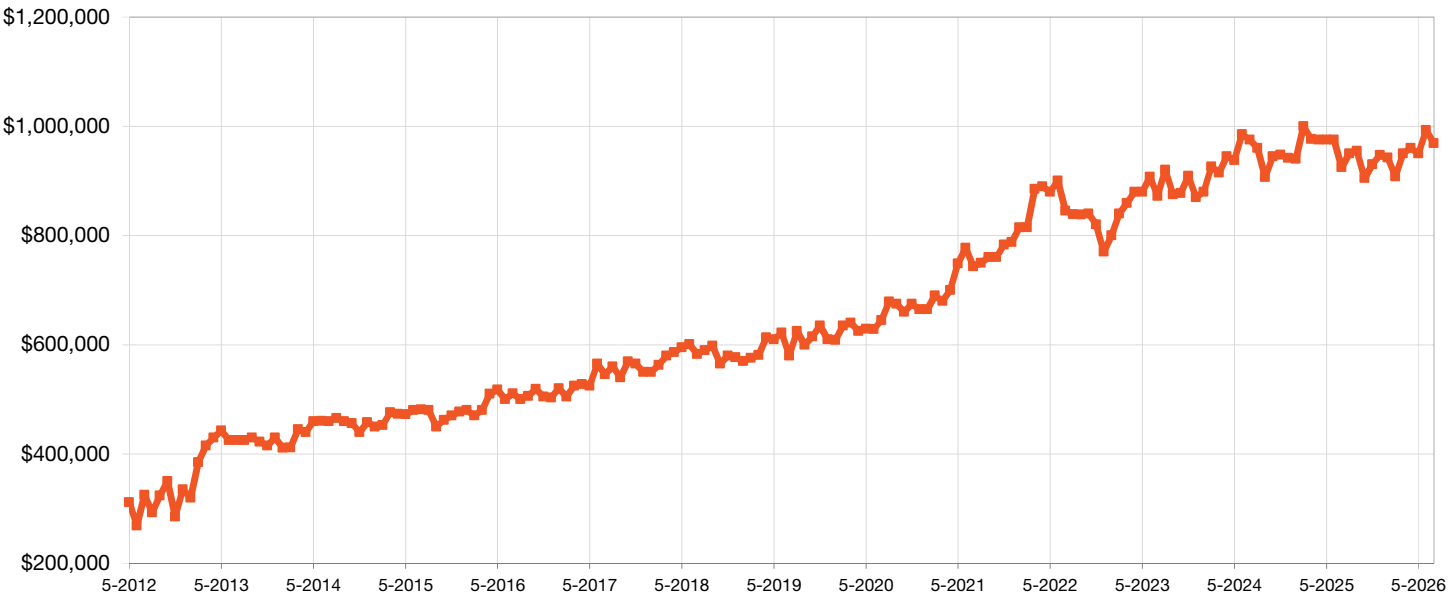
	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Jul-26	1-Yr Chg	Jul-26	1-Yr Chg	Jul-26	1-Yr Chg	Jul-26	1-Yr Chg
91901 - Alpine	\$1,175,000	↑ + 9.8%	99.8%	↑ + 0.8%	29	↓ - 0.1%	9	↓ - 52.6%
91905 - Boulevard	\$452,500	↑ + 15.4%	95.2%	↓ - 2.9%	153	↑ + 2,085.7%	2	↑ + 100.0%
91906 - Campo	\$0	↓ - 100.0%	0.0%	↓ - 100.0%	0	↓ - 100.0%	0	↓ - 100.0%
91916 - Descanso	\$684,950	↑ + 22.3%	98.0%	↓ - 3.8%	17	↑ + 1,575.0%	4	↑ + 300.0%
91917 - Dulzura	\$550,000	↓ - 28.6%	100.2%	↑ + 4.1%	6	↓ - 87.8%	1	→ 0.0%
91931 - Guatay	\$0	--	0.0%	--	0	--	0	--
91934 - Jacumba	\$0	↓ - 100.0%	0.0%	↓ - 100.0%	0	↓ - 100.0%	0	↓ - 100.0%
91935 - Jamul	\$1,062,500	↑ + 14.9%	98.7%	↓ - 2.1%	29	↑ + 16.0%	4	↓ - 55.6%
91941 - La Mesa	\$1,088,000	↑ + 12.3%	98.3%	↓ - 1.1%	28	↑ + 13.3%	28	↑ + 40.0%
91942 - La Mesa	\$810,000	↑ + 5.2%	99.4%	↑ + 1.6%	31	↑ + 8.8%	29	↓ - 23.7%
91945 - Lemon Grove	\$800,000	↑ + 9.6%	101.7%	↑ + 1.6%	13	↓ - 53.4%	10	↓ - 23.1%
91948 - Mount Laguna	\$0	↓ - 100.0%	0.0%	↓ - 100.0%	0	↓ - 100.0%	0	↓ - 100.0%
91962 - Pine Valley	\$680,000	↑ + 3.6%	96.1%	↓ - 1.2%	24	↑ + 4.3%	4	↑ + 100.0%
91963 - Potrero	\$670,000	↑ + 124.9%	103.2%	↑ + 21.4%	6	↓ - 95.0%	1	↓ - 66.7%
91977 - Spring Valley	\$740,000	↑ + 0.7%	98.0%	↓ - 1.1%	28	↓ - 18.7%	32	↓ - 3.0%
91978 - Spring Valley	\$470,000	↓ - 46.9%	101.5%	↑ + 1.5%	18	↑ + 42.8%	3	↓ - 62.5%
91980 - Tecate	\$0	--	0.0%	--	0	--	0	--
92004 - Borrego Springs	\$372,000	↓ - 0.8%	93.7%	↑ + 6.4%	48	↓ - 60.9%	5	↓ - 28.6%
92019 - El Cajon	\$757,500	↓ - 1.0%	97.1%	↓ - 2.0%	29	↑ + 39.7%	24	↓ - 44.2%
92020 - El Cajon	\$840,000	↓ - 1.1%	98.0%	↑ + 0.0%	23	↓ - 45.5%	35	↑ + 40.0%
92021 - El Cajon	\$752,500	↓ - 1.9%	100.9%	↑ + 3.1%	22	↓ - 37.6%	34	↓ - 5.6%
92036 - Julian	\$625,000	↑ + 30.2%	98.5%	↑ + 4.0%	77	↑ + 143.5%	9	→ 0.0%
92040 - Lakeside	\$775,000	↓ - 4.9%	99.3%	↑ + 2.0%	31	↑ + 20.5%	27	↓ - 18.2%
92066 - Ranchita	\$500,000	--	90.9%	--	29	--	1	--
92070 - Santa Ysabel	\$0	--	0.0%	--	0	--	0	--
92071 - Santee	\$783,000	↓ - 2.0%	100.3%	↑ + 1.5%	19	↓ - 20.5%	45	→ 0.0%
92086 - Warner Springs	\$625,000	↑ + 28.9%	91.6%	↓ - 6.2%	109	↑ + 248.8%	3	↓ - 25.0%

Metro San Diego County

Key Metrics	Jul-26	1-Yr Chg
Median Sales Price	\$969,000	+ 4.8%
Average Sales Price	\$1,240,678	- 0.5%
Pct. of Orig. Price Rec'd.	97.8%	+ 0.6%
Homes for Sale	2,101	- 22.3%
Closed Sales	649	- 4.0%
Months Supply	3.3	- 23.3%
Days on Market	31	- 11.4%



Historical Median Sales Price for Metro San Diego County



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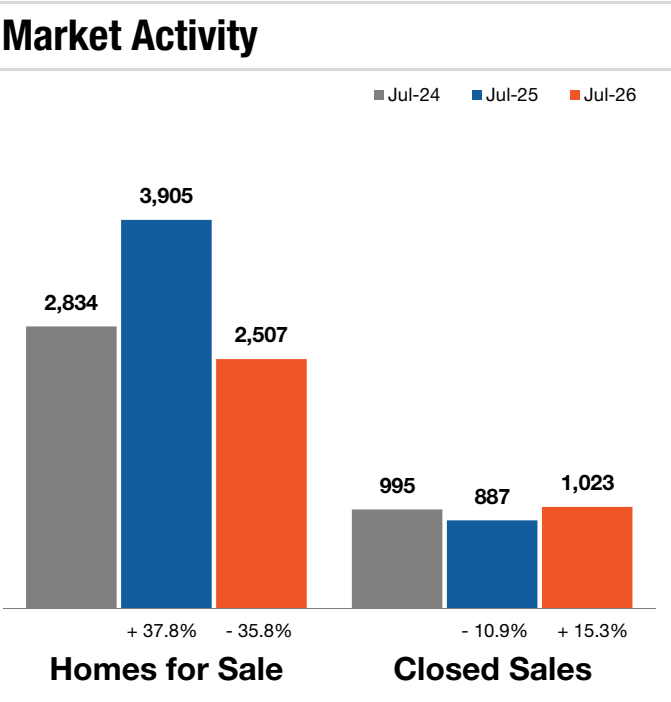
Market Statistics

Metro San Diego County ZIP Codes

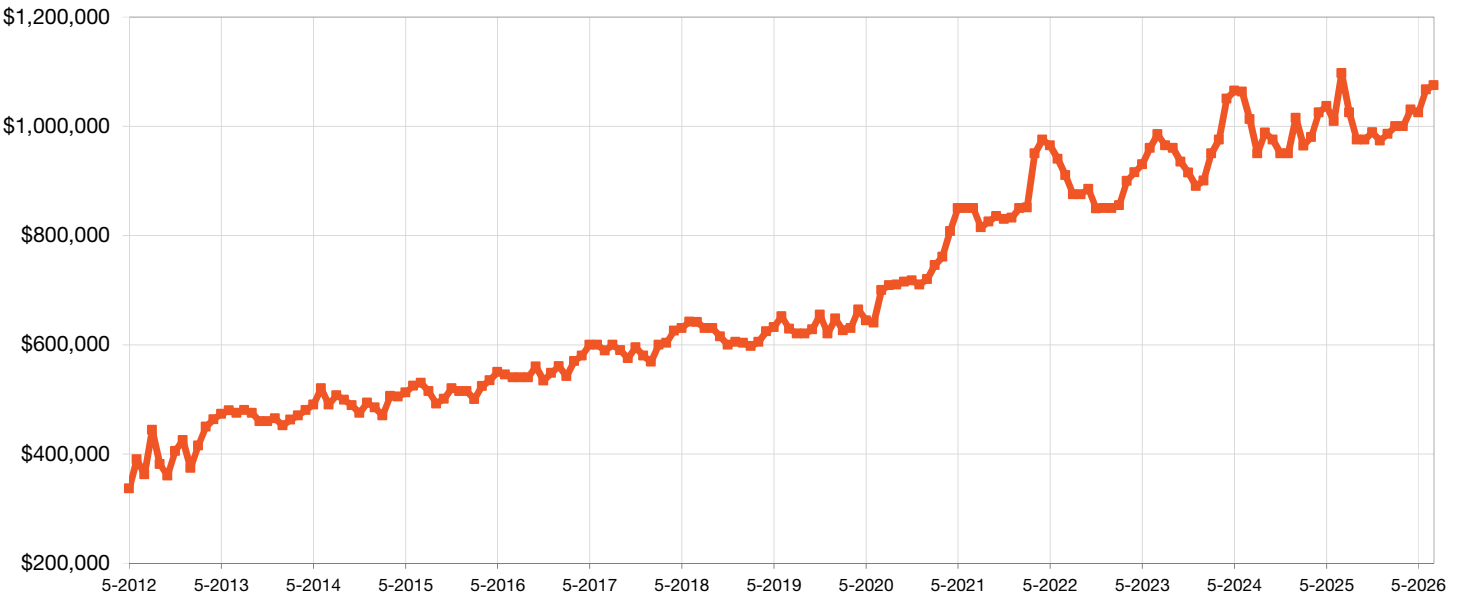
	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Jul-26	1-Yr Chg	Jul-26	1-Yr Chg	Jul-26	1-Yr Chg	Jul-26	1-Yr Chg
92037 - La Jolla	\$2,495,335	↓ - 6.2%	96.0%	↓ - 1.4%	32	↑ + 23.3%	46	↓ - 17.9%
92101 - San Diego Downtown	\$755,000	↑ + 20.8%	94.9%	↓ - 0.4%	51	↑ + 15.3%	51	→ 0.0%
92102 - San Diego Golden Hill	\$762,000	↑ + 17.2%	98.4%	↓ - 1.9%	37	↑ + 50.7%	9	↓ - 47.1%
92103 - Mission Hills-Hillcrest-Midtown	\$1,175,000	↑ + 14.1%	98.3%	↑ + 5.7%	31	↓ - 29.9%	44	↑ + 41.9%
92104 - North Park	\$858,750	↑ + 34.2%	99.5%	↑ + 1.0%	20	↓ - 60.8%	34	↑ + 25.9%
92105 - East San Diego	\$740,000	↑ + 29.9%	101.3%	↑ + 3.0%	24	↓ - 28.1%	14	↑ + 40.0%
92106 - Point Loma	\$1,570,000	↓ - 21.3%	97.4%	↑ + 0.1%	28	↓ - 37.3%	15	↑ + 7.1%
92107 - Ocean Beach	\$1,350,000	↑ + 17.4%	98.0%	↑ + 3.1%	21	↓ - 47.2%	8	↓ - 57.9%
92108 - Mission Valley	\$584,500	↓ - 4.7%	97.4%	↓ - 0.8%	37	↓ - 14.1%	27	↓ - 15.6%
92109 - Pacific Beach	\$1,479,250	↑ + 11.1%	95.7%	↓ - 1.4%	48	↓ - 18.2%	34	↑ + 30.8%
92110 - Old Town	\$635,000	↓ - 24.4%	96.3%	↓ - 0.7%	42	↓ - 12.7%	23	↓ - 8.0%
92111 - Linda Vista	\$928,000	↓ - 2.3%	99.0%	↑ + 1.9%	24	↓ - 7.4%	28	↓ - 9.7%
92113 - Logan Heights	\$772,500	↑ + 19.8%	105.4%	↑ + 10.7%	10	↓ - 81.7%	4	↓ - 71.4%
92114 - Encanto	\$782,500	↑ + 3.0%	103.2%	↑ + 3.3%	22	↑ + 16.6%	12	↓ - 58.6%
92115 - San Diego	\$755,000	↓ - 11.1%	96.6%	↓ - 2.7%	33	↓ - 3.1%	38	↑ + 15.2%
92116 - Normal Heights	\$1,300,000	↑ + 65.6%	98.3%	↑ + 4.6%	13	↓ - 61.9%	16	↓ - 27.3%
92117 - Clairemont Mesa	\$1,177,000	↑ + 23.9%	100.5%	↑ + 3.5%	12	↓ - 40.3%	36	↑ + 24.1%
92118 - Coronado	\$2,880,000	↑ + 54.8%	96.9%	↑ + 2.6%	48	↓ - 21.8%	21	↓ - 16.0%
92119 - San Carlos	\$980,000	↑ + 7.1%	98.5%	↓ - 0.4%	24	↑ + 22.1%	26	↑ + 36.8%
92120 - Del Cerro	\$1,150,000	↑ + 5.5%	97.0%	↓ - 1.8%	26	↓ - 8.1%	26	↓ - 7.1%
92121 - Sorrento Valley	\$1,275,000	↑ + 73.9%	89.5%	↓ - 12.9%	87	↑ + 241.2%	2	→ 0.0%
92122 - University City	\$1,325,000	↑ + 10.6%	97.3%	↑ + 0.8%	27	↓ - 4.0%	22	↓ - 15.4%
92123 - Mission Valley	\$933,750	↓ - 4.7%	98.2%	↓ - 0.0%	31	↑ + 21.1%	18	↓ - 5.3%
92124 - Tierrasanta	\$725,000	↓ - 27.5%	97.4%	↑ + 0.6%	35	↑ + 43.4%	11	↓ - 26.7%
92126 - Mira Mesa	\$975,000	↑ + 1.3%	98.3%	↑ + 0.7%	30	↑ + 32.6%	48	↑ + 23.1%
92131 - Scripps Miramar	\$1,429,750	↑ + 4.3%	98.2%	↑ + 1.3%	24	↑ + 3.4%	18	↓ - 30.8%
92139 - Paradise Hills	\$802,751	↑ + 14.7%	100.7%	↓ - 1.0%	31	↑ + 40.4%	18	↑ + 63.6%

North San Diego County

Key Metrics	Jul-26	1-Yr Chg
Median Sales Price	\$1,075,000	- 2.0%
Average Sales Price	\$1,419,520	+ 5.1%
Pct. of Orig. Price Rec'd.	97.9%	+ 1.1%
Homes for Sale	2,507	- 35.8%
Closed Sales	1,023	+ 15.3%
Months Supply	2.8	- 40.4%
Days on Market	32	0.0%



Historical Median Sales Price for North San Diego County



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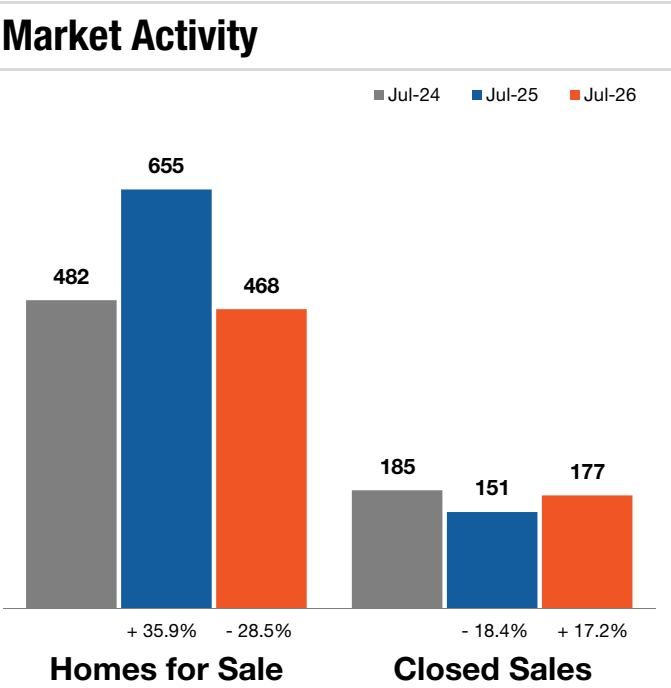
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North San Diego County ZIP Codes

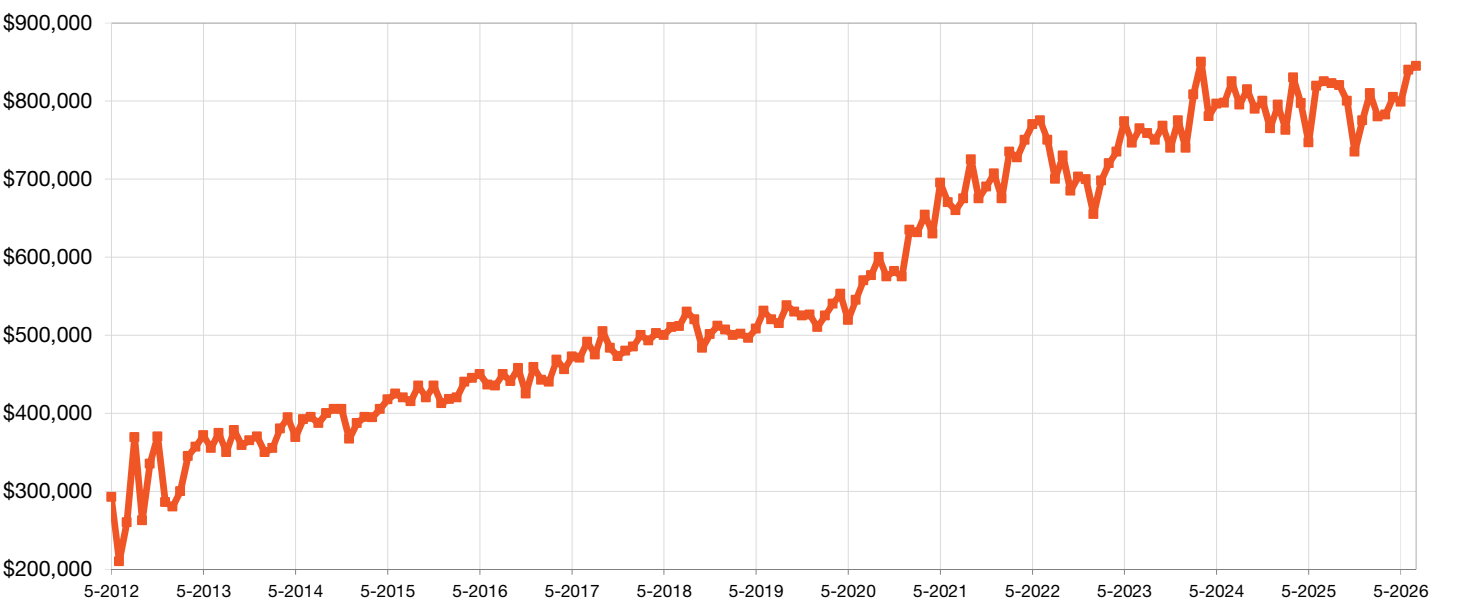
	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Jul-26	1-Yr Chg	Jul-26	1-Yr Chg	Jul-26	1-Yr Chg	Jul-26	1-Yr Chg
92003 - Bonsall	\$1,286,500	↓ - 10.5%	94.5%	↓ - 0.6%	51	↑ + 80.6%	6	↓ - 50.0%
92007 - Cardiff	\$2,828,000	↑ + 35.8%	96.3%	↓ - 1.0%	40	↑ + 42.8%	11	↑ + 10.0%
92008 - Carlsbad	\$1,738,417	↑ + 7.3%	97.3%	↑ + 0.5%	36	↓ - 6.3%	39	↑ + 77.3%
92009 - Carlsbad	\$1,564,000	↑ + 11.7%	97.7%	↑ + 1.4%	27	↓ - 11.6%	51	↑ + 37.8%
92010 - Carlsbad	\$850,000	↑ + 5.3%	95.4%	↑ + 1.3%	48	↑ + 9.7%	22	↑ + 57.1%
92011 - Carlsbad	\$1,760,000	↑ + 25.9%	99.9%	↑ + 2.9%	14	↓ - 31.5%	19	↓ - 36.7%
92014 - Del Mar	\$2,782,450	↑ + 33.6%	100.4%	↑ + 8.6%	37	↓ - 32.6%	16	↑ + 166.7%
92024 - Encinitas	\$1,892,750	↑ + 6.8%	99.1%	↑ + 2.5%	17	↓ - 58.4%	40	↑ + 2.6%
92025 - Escondido	\$995,000	↑ + 12.3%	97.5%	↑ + 1.4%	29	↑ + 0.6%	27	↑ + 17.4%
92026 - Escondido	\$787,500	↓ - 3.5%	96.8%	↑ + 1.5%	46	↑ + 80.2%	51	↑ + 21.4%
92027 - Escondido	\$770,000	↓ - 10.5%	97.8%	↑ + 0.7%	34	↑ + 18.7%	29	↓ - 12.1%
92028 - Fallbrook	\$942,642	↑ + 4.7%	98.2%	↑ + 0.0%	55	↑ + 3.8%	59	↑ + 25.5%
92029 - Escondido	\$1,400,300	↓ - 2.4%	95.2%	↓ - 0.2%	48	↑ + 4.4%	18	↓ - 14.3%
92054 - Oceanside	\$1,248,750	↑ + 0.9%	97.8%	↓ - 1.3%	48	↑ + 39.0%	30	↓ - 9.1%
92056 - Oceanside	\$907,500	↑ + 3.6%	97.8%	↑ + 1.1%	25	↓ - 23.5%	56	↑ + 7.7%
92057 - Oceanside	\$830,000	↑ + 13.3%	98.2%	↑ + 1.3%	24	↓ - 6.7%	72	↑ + 12.5%
92058 - Oceanside	\$660,000	↑ + 3.9%	99.0%	↓ - 0.3%	30	↑ + 4.3%	11	↑ + 22.2%
92059 - Pala	\$0	--	0.0%	--	0	--	0	--
92060 - Palomar Mountain	\$485,000	↑ + 83.0%	89.0%	↑ + 8.8%	37	↓ - 46.8%	1	↓ - 50.0%
92061 - Pauma Valley	\$745,000	↑ + 20.2%	91.4%	↓ - 4.5%	126	↑ + 171.2%	3	→ 0.0%
92064 - Poway	\$1,330,000	↑ + 4.3%	98.7%	↑ + 2.8%	22	↓ - 40.5%	42	↑ + 44.8%
92065 - Ramona	\$825,000	↓ - 0.6%	99.4%	↑ + 3.6%	31	↓ - 11.9%	29	↑ + 3.6%
92067 - Rancho Santa Fe	\$5,850,000	↑ + 21.9%	93.1%	↑ + 2.7%	52	↑ + 6.1%	16	↓ - 5.9%
92069 - San Marcos	\$880,000	↑ + 0.7%	99.2%	↑ + 0.2%	29	↑ + 1.7%	25	↓ - 39.0%
92075 - Solana Beach	\$1,825,000	↓ - 2.6%	98.6%	↑ + 4.7%	28	↓ - 21.5%	16	↑ + 60.0%
92078 - San Marcos	\$844,450	↓ - 27.8%	98.5%	↑ + 0.8%	23	↑ + 9.3%	56	↑ + 21.7%
92081 - Vista	\$750,000	↓ - 24.4%	97.6%	↓ - 2.1%	25	↑ + 9.2%	21	↓ - 4.5%
92082 - Valley Center	\$1,050,000	↑ + 17.3%	97.0%	↑ + 1.8%	51	↑ + 30.8%	25	↑ + 66.7%
92083 - Vista	\$753,000	↓ - 2.8%	98.6%	↑ + 2.4%	17	↓ - 38.5%	15	↑ + 36.4%
92084 - Vista	\$940,000	↓ - 9.4%	96.8%	↑ + 0.6%	32	↓ - 0.5%	27	↑ + 22.7%
92091 - Rancho Santa Fe	\$4,100,000	↑ + 25.4%	96.1%	↑ + 0.3%	29	↓ - 37.2%	7	↑ + 250.0%
92127 - Rancho Bernardo	\$1,475,000	↓ - 8.8%	97.7%	↑ + 0.3%	26	↓ - 0.5%	34	↑ + 17.2%
92128 - Rancho Bernardo	\$1,000,000	↑ + 14.0%	98.8%	↑ + 3.0%	25	↓ - 8.8%	66	↑ + 40.4%
92129 - Rancho Penasquitos	\$1,323,500	↓ - 5.9%	98.1%	↓ - 0.7%	31	↑ + 64.3%	37	↑ + 19.4%
92130 - Carmel Valley	\$2,150,000	↑ + 41.0%	99.3%	↑ + 1.6%	22	↓ - 11.7%	46	↑ + 21.1%

South San Diego County

Key Metrics	Jul-26	1-Yr Chg
Median Sales Price	\$845,000	+ 2.4%
Average Sales Price	\$925,267	+ 6.4%
Pct. of Orig. Price Rec'd.	98.7%	+ 0.3%
Homes for Sale	468	- 28.5%
Closed Sales	177	+ 17.2%
Months Supply	2.8	- 34.9%
Days on Market	30	- 3.2%



Historical Median Sales Price for South San Diego County



Marketwatch Report

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South San Diego County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Jul-26	1-Yr Chg	Jul-26	1-Yr Chg	Jul-26	1-Yr Chg	Jul-26	1-Yr Chg
91902 - Bonita	\$1,221,000	↑ + 17.4%	98.5%	↑ + 1.5%	12	↓ - 59.4%	11	↓ - 15.4%
91910 - Chula Vista	\$794,500	↓ - 9.2%	99.2%	↓ - 0.6%	38	↑ + 132.6%	34	↑ + 126.7%
91911 - Chula Vista	\$747,500	↑ + 6.7%	99.3%	↑ + 0.5%	15	↓ - 55.7%	30	↑ + 7.1%
91913 - Chula Vista	\$929,900	↓ - 1.1%	99.5%	↑ + 1.7%	34	↓ - 1.5%	37	➡ 0.0%
91914 - Chula Vista	\$1,320,000	↑ + 10.5%	95.8%	↓ - 0.7%	39	↑ + 29.8%	15	↑ + 87.5%
91915 - Chula Vista	\$794,900	↓ - 2.5%	100.0%	↑ + 2.2%	20	↓ - 45.8%	29	↑ + 45.0%
91932 - Imperial Beach	\$742,000	↓ - 17.3%	92.7%	↓ - 5.5%	53	↑ + 41.3%	12	↓ - 25.0%
91950 - National City	\$700,000	↓ - 5.7%	101.3%	↑ + 0.5%	46	↑ + 169.7%	9	➡ 0.0%
92154 - Otay Mesa	\$750,000	↑ + 1.4%	100.3%	↓ - 0.5%	37	↑ + 71.3%	39	↑ + 25.8%
92173 - San Ysidro	\$0	↓ - 100.0%	0.0%	↓ - 100.0%	0	↓ - 100.0%	0	↓ - 100.0%