

Marketwatch Report

August 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	
	Aug-26	1-Yr Chg		Aug-26	1-Yr Chg	Aug-26	1-Yr Chg	Aug-26	1-Yr Chg
East San Diego County	\$788,750	↓ - 1.4%		98.9%	↑ + 1.0%	27	↓ - 6.9%	266	↓ - 17.1%
Metro San Diego County	\$972,500	↑ + 2.4%		97.9%	↑ + 1.6%	31	↓ - 6.1%	625	↓ - 8.5%
North San Diego County	\$1,059,990	↑ + 3.4%		97.0%	↑ + 0.8%	35	↓ - 2.8%	866	↓ - 7.1%
South San Diego County	\$835,000	↑ + 1.5%		99.5%	↑ + 1.2%	28	↓ - 12.5%	146	↓ - 18.0%
San Diego County	\$954,000	↑ + 6.1%		97.8%	↑ + 1.1%	32	↓ - 3.0%	1,936	↓ - 9.9%

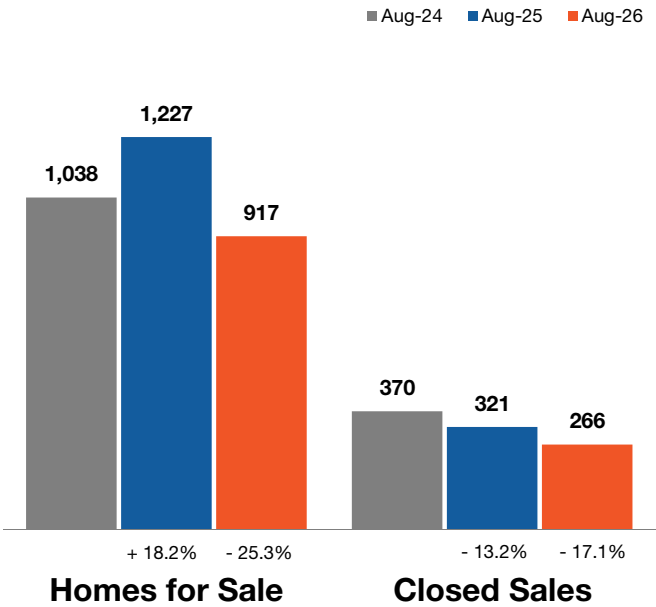
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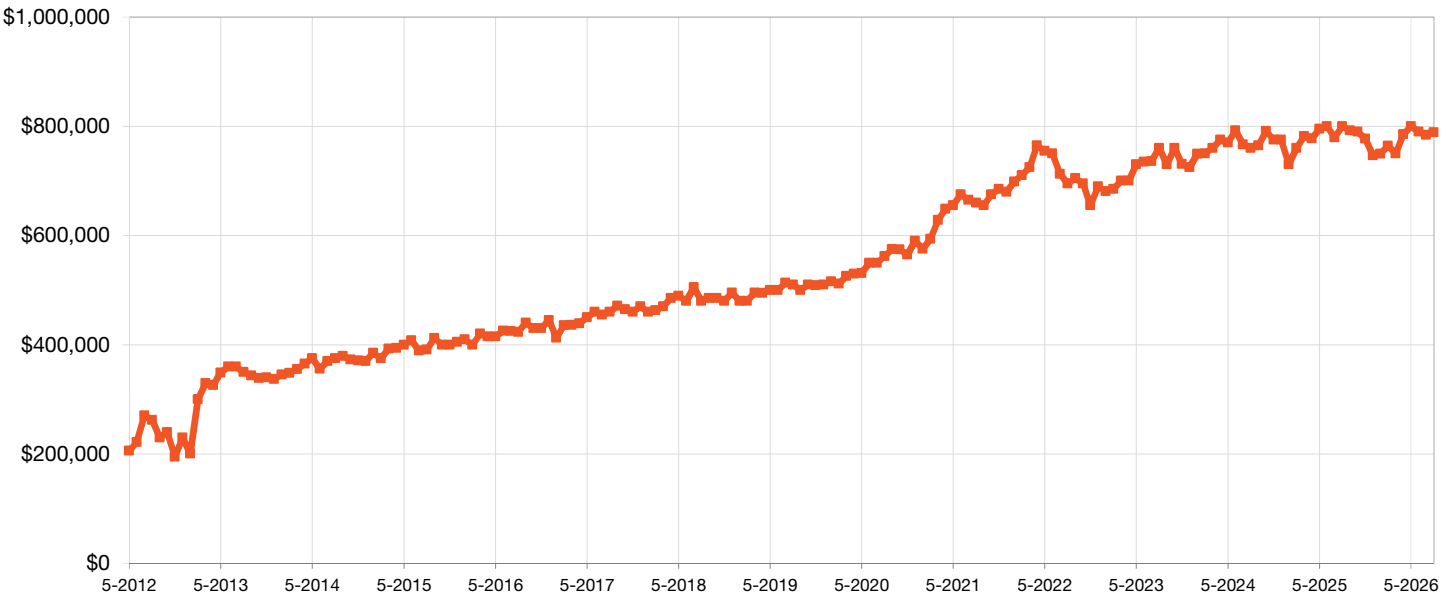
East San Diego County

Key Metrics	Aug-26	1-Yr Chg
Median Sales Price	\$788,750	- 1.4%
Average Sales Price	\$812,818	+ 1.5%
Pct. of Orig. Price Rec'd.	98.9%	+ 1.0%
Homes for Sale	917	- 25.3%
Closed Sales	266	- 17.1%
Months Supply	3.0	- 23.1%
Days on Market	27	- 6.9%

Market Activity



Historical Median Sales Price for East San Diego County



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East San Diego County ZIP Codes

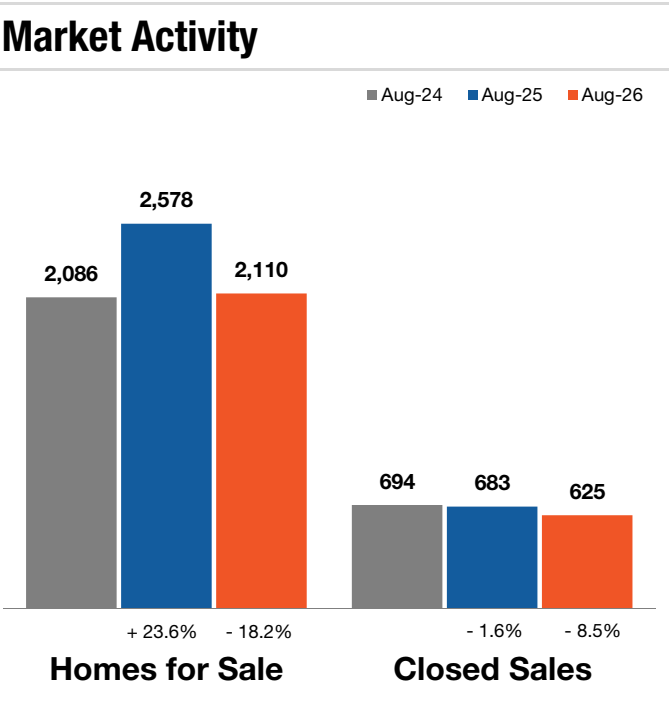
	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Aug-26	1-Yr Chg	Aug-26	1-Yr Chg	Aug-26	1-Yr Chg	Aug-26	1-Yr Chg
91901 - Alpine	\$1,175,000	↑ + 44.2%	97.9%	↓ - 2.6%	31	↓ - 0.3%	16	↑ + 77.8%
91905 - Boulevard	\$587,500	↑ + 8.6%	98.2%	↑ + 8.7%	96	↓ - 5.9%	2	↑ + 100.0%
91906 - Campo	\$440,000	↓ - 9.5%	98.6%	↓ - 0.2%	10	↓ - 71.9%	3	↓ - 40.0%
91916 - Descanso	\$0	↓ - 100.0%	0.0%	↓ - 100.0%	0	↓ - 100.0%	0	↓ - 100.0%
91917 - Dulzura	\$0	↓ - 100.0%	0.0%	↓ - 100.0%	0	↓ - 100.0%	0	↓ - 100.0%
91931 - Guatay	\$0	--	0.0%	--	0	--	0	--
91934 - Jacumba	\$0	--	0.0%	--	0	--	0	--
91935 - Jamul	\$1,120,000	↑ + 24.4%	93.6%	↓ - 3.7%	37	↑ + 23.3%	6	↑ + 20.0%
91941 - La Mesa	\$1,139,500	↑ + 5.3%	100.5%	↑ + 3.4%	24	↑ + 20.8%	18	↓ - 30.8%
91942 - La Mesa	\$801,550	↑ + 2.8%	99.8%	↓ - 0.3%	30	↑ + 38.0%	25	↑ + 8.7%
91945 - Lemon Grove	\$685,000	↓ - 11.6%	100.4%	↑ + 1.9%	22	↑ + 1.4%	9	↓ - 25.0%
91948 - Mount Laguna	\$0	↓ - 100.0%	0.0%	↓ - 100.0%	0	↓ - 100.0%	0	↓ - 100.0%
91962 - Pine Valley	\$0	↓ - 100.0%	0.0%	↓ - 100.0%	0	↓ - 100.0%	0	↓ - 100.0%
91963 - Potrero	\$0	--	0.0%	--	0	--	0	--
91977 - Spring Valley	\$790,000	↑ + 6.0%	98.0%	↓ - 2.6%	22	↑ + 7.5%	28	↓ - 3.4%
91978 - Spring Valley	\$862,500	↑ + 7.1%	107.9%	↑ + 12.0%	4	↓ - 88.5%	1	↓ - 88.9%
91980 - Tecate	\$0	--	0.0%	--	0	--	0	--
92004 - Borrego Springs	\$311,250	↓ - 15.8%	88.6%	↓ - 4.5%	89	↓ - 4.1%	6	→ 0.0%
92019 - El Cajon	\$938,000	↓ - 2.5%	100.1%	↑ + 1.8%	19	↓ - 40.5%	21	↓ - 38.2%
92020 - El Cajon	\$948,450	↑ + 11.6%	99.3%	↑ + 3.5%	20	↓ - 23.2%	26	↑ + 4.0%
92021 - El Cajon	\$585,000	↓ - 25.0%	98.4%	↑ + 1.0%	27	↑ + 1.9%	28	↓ - 26.3%
92036 - Julian	\$607,500	↑ + 9.0%	96.9%	↑ + 7.6%	60	↓ - 22.2%	7	↑ + 75.0%
92040 - Lakeside	\$830,000	↑ + 2.8%	100.6%	↑ + 1.5%	21	↓ - 19.5%	15	↓ - 53.1%
92066 - Ranchita	\$0	--	0.0%	--	0	--	0	--
92070 - Santa Ysabel	\$1,333,500	↑ + 79.1%	99.6%	↓ - 0.0%	9	↑ + 325.0%	2	→ 0.0%
92071 - Santee	\$765,000	↓ - 3.9%	99.3%	↑ + 2.0%	23	↓ - 27.1%	51	↓ - 1.9%
92086 - Warner Springs	\$215,000	--	100.7%	--	52	--	2	--

Marketwatch Report

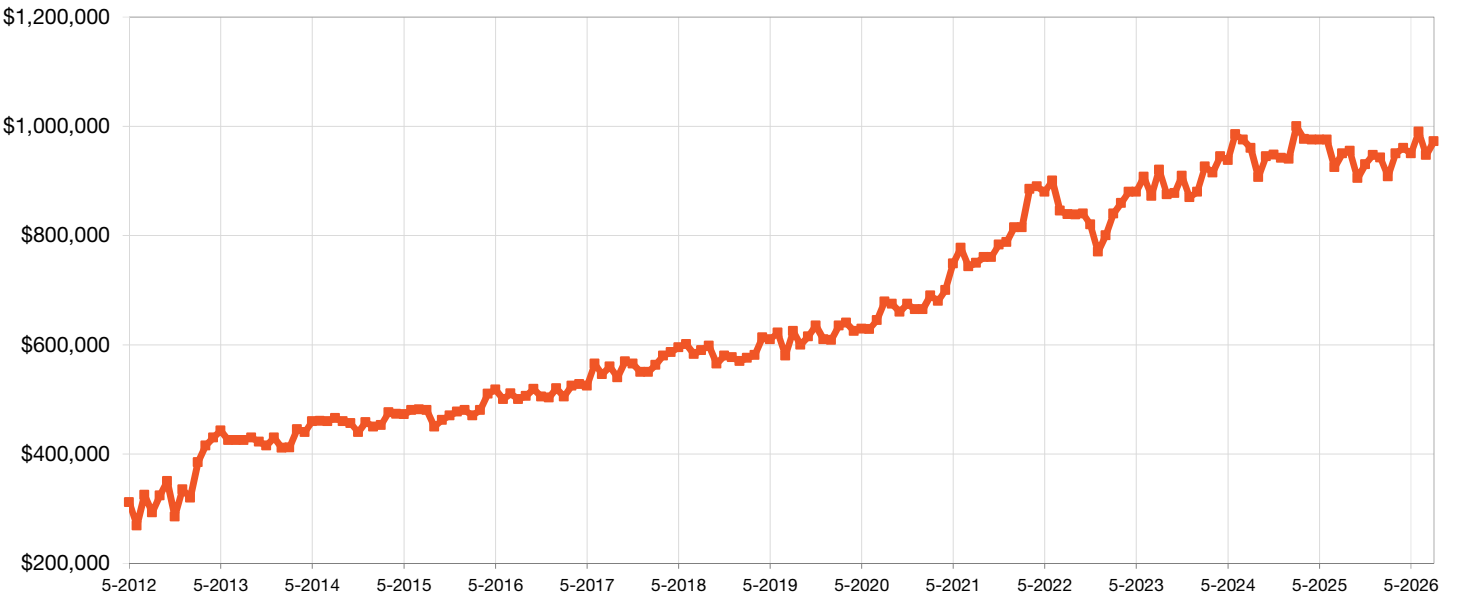
August 2026

Metro San Diego County

Key Metrics	Aug-26	1-Yr Chg
Median Sales Price	\$972,500	+ 2.4%
Average Sales Price	\$1,277,809	- 1.7%
Pct. of Orig. Price Rec'd.	97.9%	+ 1.6%
Homes for Sale	2,110	- 18.2%
Closed Sales	625	- 8.5%
Months Supply	3.4	- 17.1%
Days on Market	31	- 6.1%



Historical Median Sales Price for Metro San Diego County



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Metro San Diego County ZIP Codes

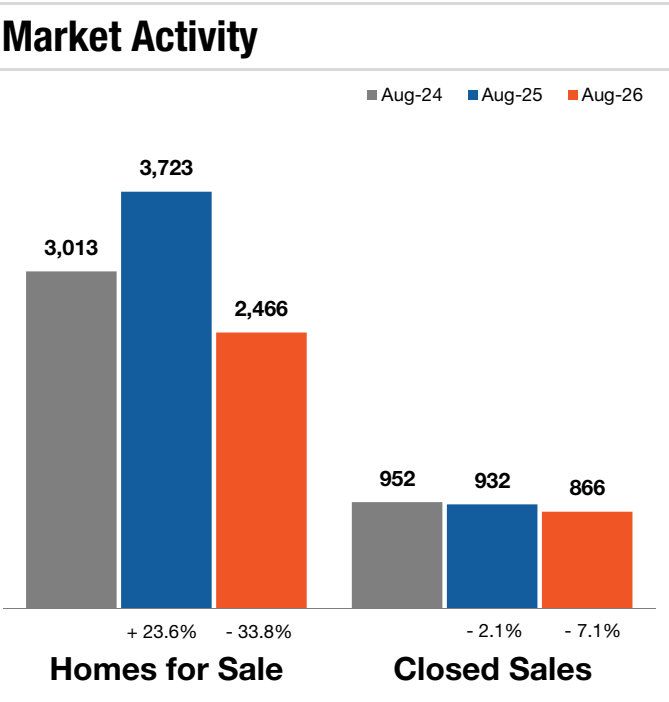
	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Aug-26	1-Yr Chg	Aug-26	1-Yr Chg	Aug-26	1-Yr Chg	Aug-26	1-Yr Chg
92037 - La Jolla	\$2,165,000	↓ - 17.9%	96.9%	↑ + 4.3%	44	↑ + 9.4%	42	↓ - 12.5%
92101 - San Diego Downtown	\$677,500	↑ + 1.1%	95.2%	↓ - 0.5%	66	↑ + 58.4%	45	↓ - 2.2%
92102 - San Diego Golden Hill	\$897,500	↑ + 28.2%	95.9%	↓ - 0.1%	44	↑ + 94.5%	8	↓ - 27.3%
92103 - Mission Hills-Hillcrest-Midtown	\$905,000	↓ - 29.0%	97.4%	↑ + 1.8%	27	↓ - 38.5%	27	↓ - 10.0%
92104 - North Park	\$890,000	↓ - 5.1%	94.8%	↓ - 1.9%	23	↓ - 18.8%	18	↑ + 12.5%
92105 - East San Diego	\$685,000	↑ + 5.4%	99.6%	↑ + 1.7%	49	↑ + 63.8%	13	↓ - 27.8%
92106 - Point Loma	\$1,739,950	↓ - 20.9%	97.3%	↑ + 6.3%	34	↓ - 9.6%	16	→ 0.0%
92107 - Ocean Beach	\$1,264,000	↓ - 27.8%	99.8%	↑ + 2.9%	18	↓ - 41.1%	15	→ 0.0%
92108 - Mission Valley	\$457,500	↓ - 8.0%	97.9%	↑ + 0.9%	40	↓ - 19.3%	30	↑ + 50.0%
92109 - Pacific Beach	\$1,580,000	↑ + 39.2%	97.5%	↑ + 1.5%	28	↓ - 1.7%	37	↑ + 15.6%
92110 - Old Town	\$1,235,000	↑ + 87.1%	98.8%	↑ + 5.8%	25	↓ - 39.8%	21	↓ - 16.0%
92111 - Linda Vista	\$855,000	↑ + 11.9%	98.8%	↑ + 0.9%	23	↓ - 17.8%	14	↓ - 46.2%
92113 - Logan Heights	\$680,000	↑ + 0.7%	99.6%	↑ + 0.2%	20	↑ + 40.8%	12	↑ + 140.0%
92114 - Encanto	\$775,000	↑ + 0.6%	100.2%	↑ + 1.9%	23	↓ - 21.8%	17	↓ - 46.9%
92115 - San Diego	\$929,000	↑ + 12.6%	96.5%	↓ - 1.6%	40	↑ + 55.3%	23	↓ - 48.9%
92116 - Normal Heights	\$950,500	↓ - 3.5%	98.6%	↑ + 1.3%	23	↓ - 9.0%	24	↓ - 17.2%
92117 - Clairemont Mesa	\$1,157,500	↑ + 8.9%	99.7%	↑ + 4.8%	21	↓ - 43.8%	46	↑ + 9.5%
92118 - Coronado	\$2,730,000	↑ + 21.3%	94.2%	↑ + 0.2%	51	↓ - 3.1%	26	↓ - 10.3%
92119 - San Carlos	\$1,000,000	↓ - 0.9%	99.0%	↑ + 1.7%	23	↓ - 16.1%	23	↓ - 41.0%
92120 - Del Cerro	\$975,000	↓ - 15.1%	98.3%	↑ + 0.6%	23	↓ - 25.1%	34	↑ + 6.3%
92121 - Sorrento Valley	\$1,790,000	↑ + 110.6%	105.4%	↑ + 9.0%	4	↓ - 84.7%	1	↓ - 85.7%
92122 - University City	\$675,000	↓ - 51.9%	99.4%	↑ + 2.5%	19	↓ - 30.2%	27	→ 0.0%
92123 - Mission Valley	\$837,500	↓ - 12.8%	98.6%	↑ + 0.2%	22	↑ + 20.8%	16	↓ - 11.1%
92124 - Tierrasanta	\$908,568	↓ - 10.1%	97.8%	↑ + 4.0%	23	↓ - 38.3%	24	↑ + 118.2%
92126 - Mira Mesa	\$1,021,000	↑ + 11.0%	100.2%	↑ + 0.9%	30	↑ + 41.1%	34	↑ + 30.8%
92131 - Scripps Miramar	\$1,354,500	↓ - 3.5%	97.3%	↑ + 1.8%	17	↓ - 39.7%	24	→ 0.0%
92139 - Paradise Hills	\$770,000	→ 0.0%	99.7%	↓ - 1.7%	14	↓ - 24.3%	8	↓ - 42.9%

Marketwatch Report

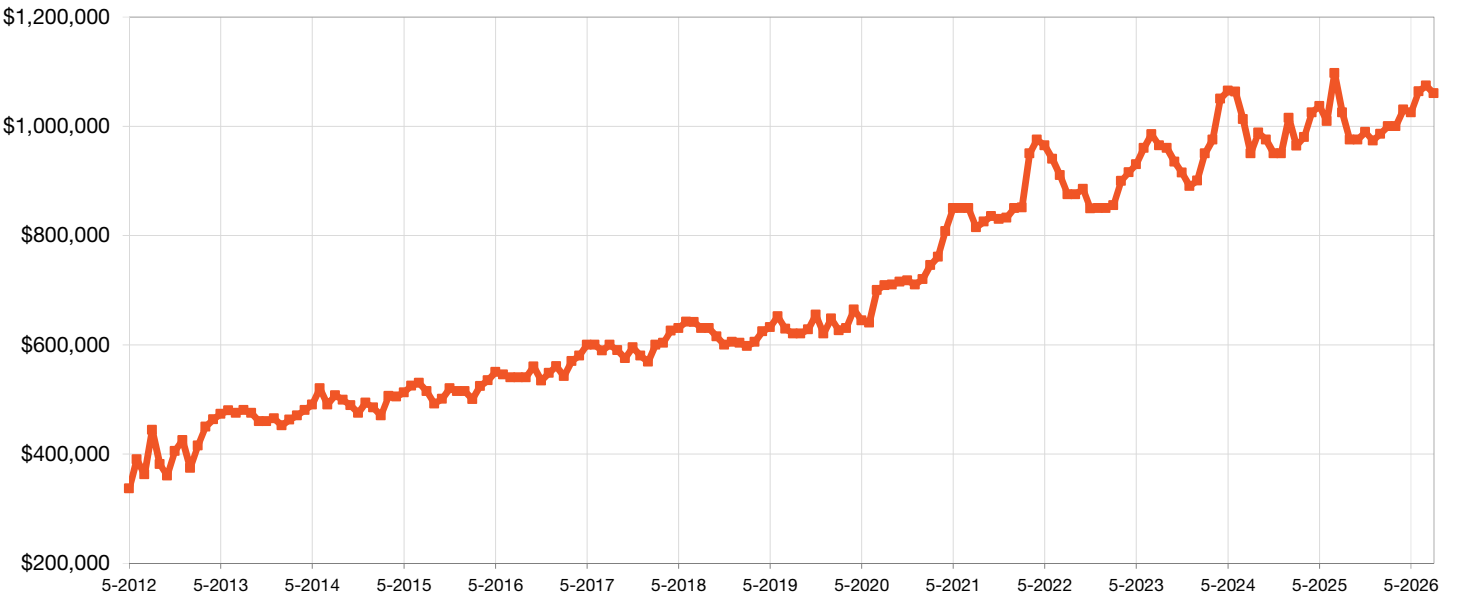
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North San Diego County

Key Metrics	Aug-26	1-Yr Chg
Median Sales Price	\$1,059,990	+ 3.4%
Average Sales Price	\$1,438,494	+ 3.0%
Pct. of Orig. Price Rec'd.	97.0%	+ 0.8%
Homes for Sale	2,466	- 33.8%
Closed Sales	866	- 7.1%
Months Supply	2.8	- 37.8%
Days on Market	35	- 2.8%



Historical Median Sales Price for North San Diego County



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North San Diego County ZIP Codes

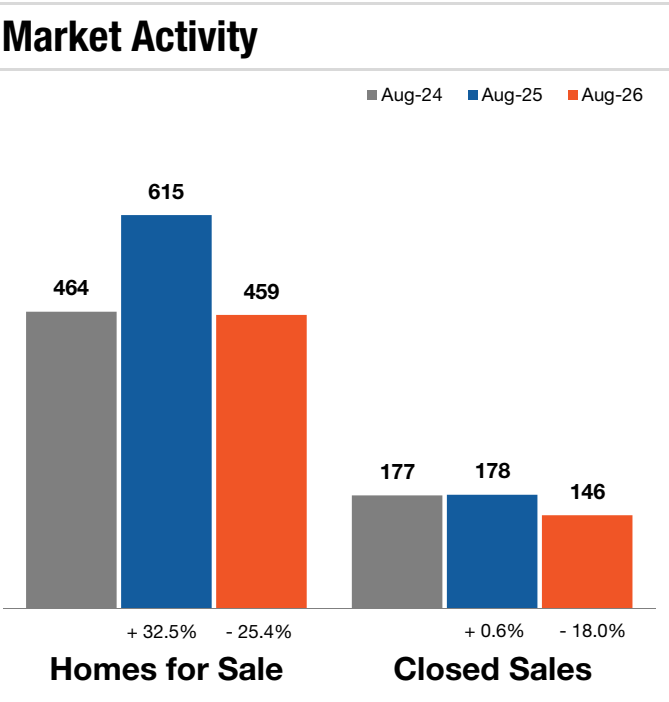
	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Aug-26	1-Yr Chg	Aug-26	1-Yr Chg	Aug-26	1-Yr Chg	Aug-26	1-Yr Chg
92003 - Bonsall	\$903,807	↑ + 18.5%	94.8%	↓ - 2.5%	27	↓ - 56.6%	4	↓ - 33.3%
92007 - Cardiff	\$2,840,000	↑ + 52.5%	97.7%	↑ + 4.4%	34	↑ + 88.6%	7	↓ - 12.5%
92008 - Carlsbad	\$1,325,000	↓ - 28.9%	95.6%	↑ + 0.7%	54	↑ + 77.2%	25	↓ - 3.8%
92009 - Carlsbad	\$1,354,000	↑ + 21.4%	96.2%	↓ - 0.3%	35	↑ + 4.0%	43	↑ + 13.2%
92010 - Carlsbad	\$1,076,625	↓ - 16.1%	97.5%	↑ + 0.4%	26	↓ - 27.9%	20	↑ + 25.0%
92011 - Carlsbad	\$1,715,000	↓ - 10.9%	96.0%	↓ - 1.6%	31	↑ + 18.7%	27	↑ + 68.8%
92014 - Del Mar	\$3,635,000	↑ + 67.5%	95.8%	↑ + 1.7%	36	↓ - 15.1%	21	↑ + 10.5%
92024 - Encinitas	\$1,979,000	↓ - 1.1%	95.8%	↑ + 0.2%	35	↑ + 23.4%	41	↓ - 16.3%
92025 - Escondido	\$745,000	↑ + 2.3%	94.8%	↑ + 1.8%	43	↓ - 1.4%	31	↑ + 55.0%
92026 - Escondido	\$830,000	↓ - 7.3%	96.8%	↑ + 0.2%	35	↓ - 5.5%	35	↓ - 18.6%
92027 - Escondido	\$786,000	↑ + 2.9%	98.2%	↓ - 0.2%	27	↓ - 10.1%	34	↑ + 54.5%
92028 - Fallbrook	\$875,000	↑ + 12.3%	97.3%	↑ + 0.7%	51	↑ + 29.9%	48	↓ - 9.4%
92029 - Escondido	\$1,325,000	↓ - 11.4%	99.0%	↑ + 3.1%	18	↓ - 19.7%	13	↓ - 38.1%
92054 - Oceanside	\$1,027,500	↓ - 14.4%	96.2%	↓ - 5.2%	48	↑ + 3.4%	20	↓ - 28.6%
92056 - Oceanside	\$950,623	↑ + 15.6%	96.8%	↑ + 0.3%	29	↓ - 16.2%	49	→ 0.0%
92057 - Oceanside	\$789,300	↓ - 9.2%	98.3%	↑ + 1.1%	36	↑ + 14.7%	49	↓ - 25.8%
92058 - Oceanside	\$744,000	↓ - 9.8%	97.6%	↓ - 1.3%	33	↑ + 78.0%	8	↓ - 46.7%
92059 - Pala	\$0	--	0.0%	--	0	--	0	--
92060 - Palomar Mountain	\$465,000	--	80.3%	--	159	--	1	--
92061 - Pauma Valley	\$510,000	↓ - 45.7%	85.7%	↓ - 7.0%	309	↑ + 1,169.9%	1	↓ - 66.7%
92064 - Poway	\$1,155,000	↓ - 3.6%	96.5%	↑ + 1.7%	29	↑ + 3.0%	30	↓ - 16.7%
92065 - Ramona	\$860,000	↑ + 2.5%	97.2%	↑ + 2.8%	39	↓ - 31.2%	29	↓ - 17.1%
92067 - Rancho Santa Fe	\$4,940,000	↑ + 12.9%	93.3%	↑ + 0.9%	51	↓ - 7.6%	14	→ 0.0%
92069 - San Marcos	\$968,000	↑ + 1.4%	97.5%	↑ + 2.1%	40	↑ + 4.9%	20	↓ - 51.2%
92075 - Solana Beach	\$1,950,000	↓ - 0.8%	96.4%	↑ + 0.7%	28	↓ - 27.8%	15	↓ - 21.1%
92078 - San Marcos	\$1,125,000	↑ + 26.1%	96.6%	↓ - 0.6%	33	↑ + 20.0%	49	↑ + 16.7%
92081 - Vista	\$1,047,000	↑ + 13.2%	96.8%	↓ - 0.7%	33	↑ + 2.2%	24	↓ - 11.1%
92082 - Valley Center	\$1,062,000	↑ + 17.2%	98.5%	↑ + 2.9%	61	↑ + 22.3%	13	↓ - 13.3%
92083 - Vista	\$830,000	↑ + 16.9%	98.2%	↑ + 1.9%	37	↓ - 5.9%	13	↓ - 23.5%
92084 - Vista	\$983,500	↓ - 1.7%	98.8%	↑ + 4.2%	23	↓ - 61.5%	32	↓ - 3.0%
92091 - Rancho Santa Fe	\$1,620,000	↑ + 11.7%	95.9%	↓ - 2.8%	106	↑ + 657.1%	1	↓ - 66.7%
92127 - Rancho Bernardo	\$2,000,000	↑ + 0.3%	96.7%	↑ + 2.8%	38	↓ - 7.0%	43	↑ + 30.3%
92128 - Rancho Bernardo	\$1,070,000	↑ + 17.3%	97.6%	↑ + 2.4%	25	↓ - 34.6%	49	↓ - 12.5%
92129 - Rancho Penasquitos	\$1,375,000	↑ + 8.0%	99.5%	↑ + 1.4%	22	↓ - 11.4%	27	↓ - 3.6%
92130 - Carmel Valley	\$1,835,000	↓ - 8.9%	98.5%	↑ + 3.6%	29	↓ - 15.3%	30	↓ - 14.3%

Marketwatch Report

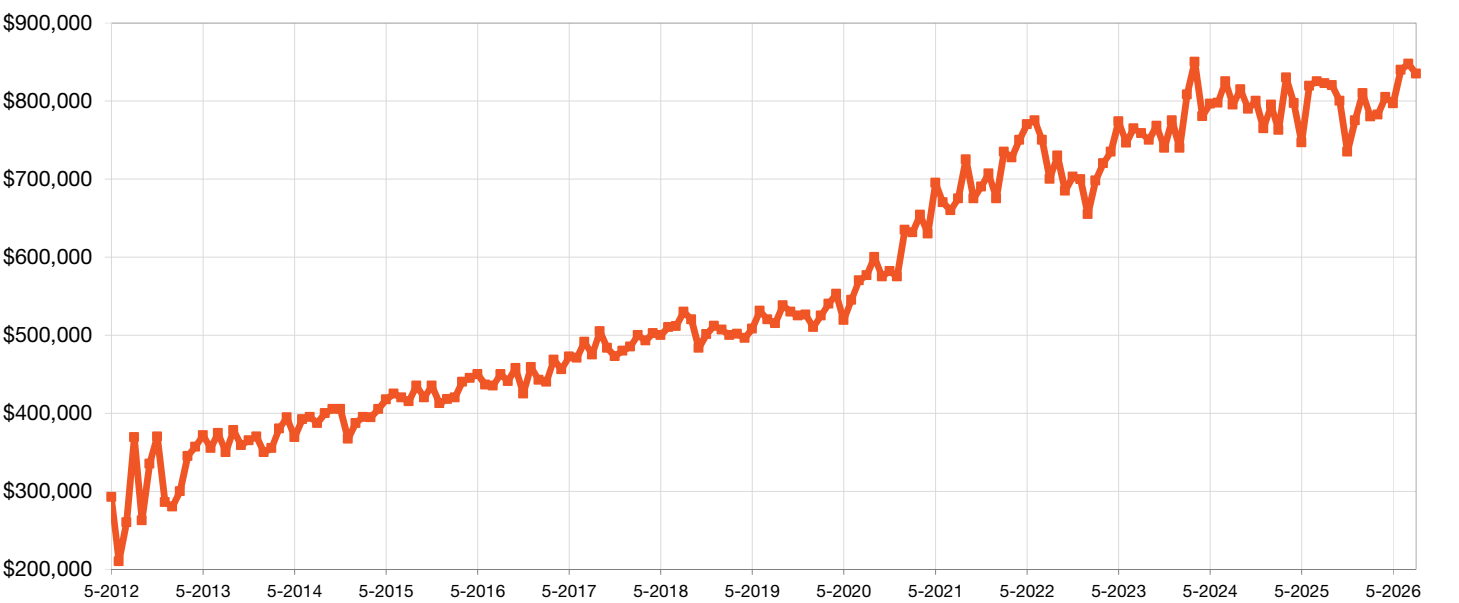
August 2026

South San Diego County

Key Metrics	Aug-26	1-Yr Chg
Median Sales Price	\$835,000	+ 1.5%
Average Sales Price	\$928,613	+ 6.5%
Pct. of Orig. Price Rec'd.	99.5%	+ 1.2%
Homes for Sale	459	- 25.4%
Closed Sales	146	- 18.0%
Months Supply	2.9	- 25.6%
Days on Market	28	- 12.5%



Historical Median Sales Price for South San Diego County



Marketwatch Report

August 2026



South San Diego County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Aug-26	1-Yr Chg	Aug-26	1-Yr Chg	Aug-26	1-Yr Chg	Aug-26	1-Yr Chg
91902 - Bonita	\$1,212,500	↑ + 11.5%	97.5%	↓ - 0.5%	40	↑ + 1.7%	8	↓ - 20.0%
91910 - Chula Vista	\$752,000	↓ - 11.8%	98.6%	↑ + 0.3%	29	↑ + 31.5%	30	→ 0.0%
91911 - Chula Vista	\$739,900	↓ - 8.1%	99.5%	↑ + 0.1%	23	↑ + 5.4%	21	↓ - 4.5%
91913 - Chula Vista	\$907,500	↑ + 10.7%	100.2%	↑ + 2.0%	35	↓ - 3.8%	39	↓ - 20.4%
91914 - Chula Vista	\$1,435,000	↑ + 30.5%	98.1%	↑ + 0.1%	29	↓ - 22.9%	13	↓ - 13.3%
91915 - Chula Vista	\$850,000	↑ + 7.9%	100.0%	↑ + 0.8%	25	↓ - 36.6%	15	↓ - 42.3%
91932 - Imperial Beach	\$833,750	↓ - 2.5%	99.1%	↑ + 5.4%	20	↓ - 41.4%	10	→ 0.0%
91950 - National City	\$787,500	↑ + 7.9%	102.4%	↑ + 3.5%	13	↓ - 52.1%	8	↓ - 27.3%
92154 - Otay Mesa	\$712,500	↑ + 1.8%	100.6%	↑ + 1.0%	25	↑ + 9.6%	34	↓ - 5.6%
92173 - San Ysidro	\$571,000	↓ - 22.8%	101.2%	↑ + 5.9%	29	↑ + 46.5%	2	↓ - 60.0%