

# Marketwatch Report

## May 2026



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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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# Marketwatch Report

## May 2026

NORTH SAN DIEGO COUNTY REALTORS



Market Statistics

## San Diego County Overview

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	May-26	1-Yr Chg	May-26	1-Yr Chg	May-26	1-Yr Chg	May-26	1-Yr Chg
East San Diego County	\$800,000	↑ + 0.6%	98.8%	↑ + 0.6%	32	↑ + 10.3%	331	↑ + 0.3%
Metro San Diego County	\$952,500	↓ - 2.3%	98.3%	→ 0.0%	27	↑ + 12.5%	641	↓ - 2.7%
North San Diego County	\$1,029,990	↓ - 0.7%	98.4%	↑ + 0.4%	28	↑ + 7.7%	943	↑ + 0.4%
South San Diego County	\$795,000	↑ + 6.4%	100.4%	↑ + 0.8%	23	↓ - 20.7%	178	↑ + 10.6%
<b>San Diego County</b>	<b>\$915,000</b>	<b>↑ + 1.6%</b>	<b>98.6%</b>	<b>↑ + 0.3%</b>	<b>28</b>	<b>↑ + 7.7%</b>	<b>2,125</b>	<b>↑ + 0.2%</b>

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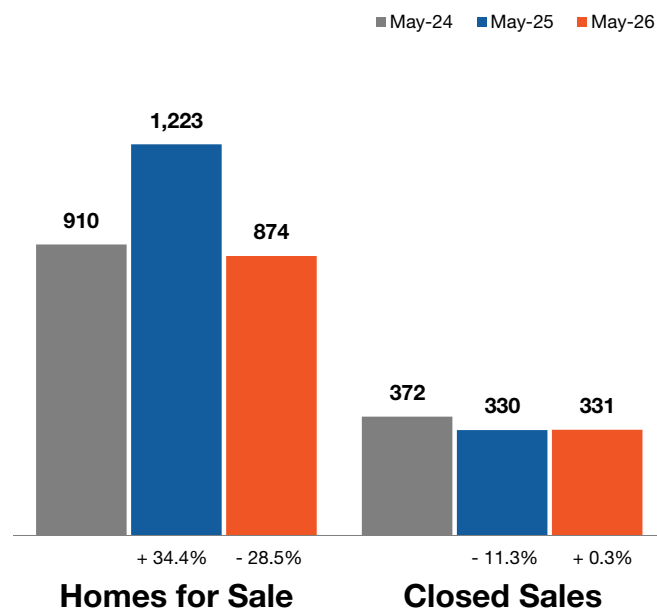


Market Statistics

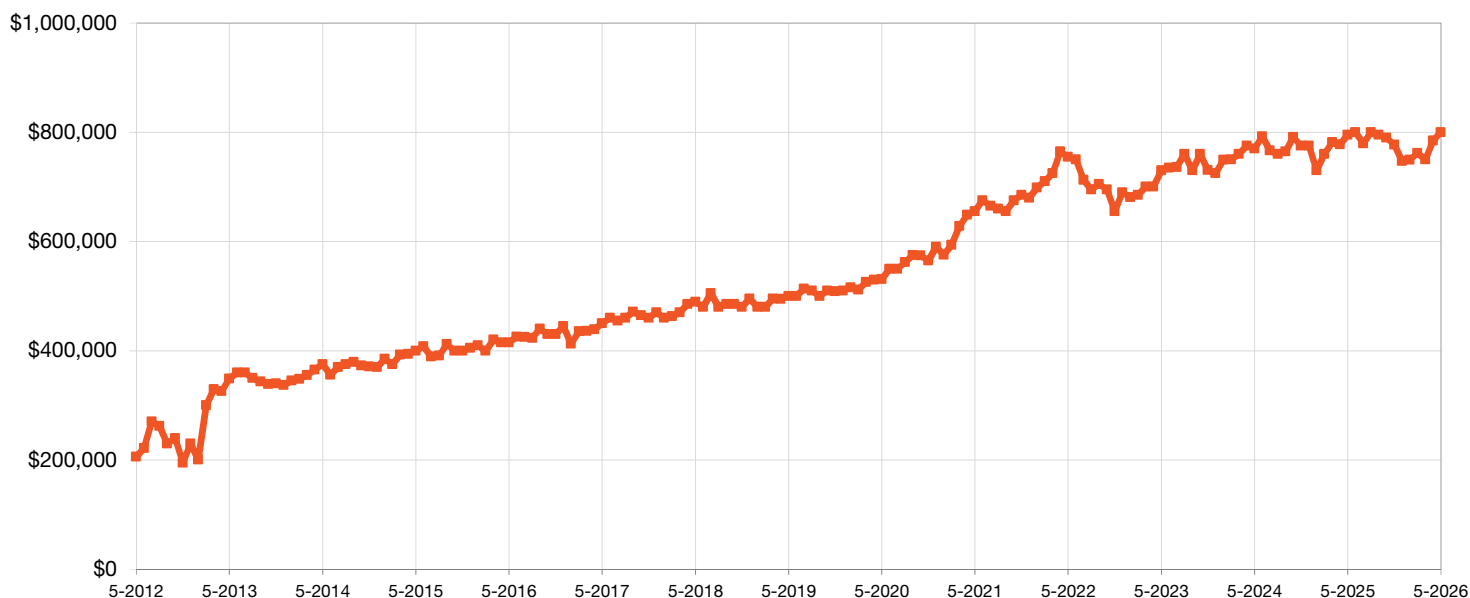
## East San Diego County

Key Metrics	May-26	1-Yr Chg
Median Sales Price	\$800,000	+ 0.6%
Average Sales Price	\$819,012	- 0.9%
Pct. of Orig. Price Rec'd.	98.8%	+ 0.6%
Homes for Sale	874	- 28.5%
Closed Sales	331	+ 0.3%
Months Supply	2.8	- 28.2%
Days on Market	32	+ 10.3%

### 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	
	May-26	1-Yr Chg	May-26	1-Yr Chg	May-26	1-Yr Chg	May-26	1-Yr Chg
91901 - Alpine	\$1,200,000	↑ + 14.3%	101.5%	↑ + 4.7%	9	↓ - 57.5%	11	↓ - 35.3%
91905 - Boulevard	\$695,000	--	91.0%	--	94	--	3	--
91906 - Campo	\$506,000	↑ + 2.2%	99.1%	↑ + 10.7%	15	↓ - 69.6%	2	↓ - 33.3%
91916 - Descanso	\$749,500	↓ - 12.8%	99.1%	↑ + 3.6%	8	↑ + 2.5%	5	↑ + 400.0%
91917 - Dulzura	\$860,000	--	92.6%	--	46	--	1	--
91931 - Guatay	\$0	--	0.0%	--	0	--	0	--
91934 - Jacumba	\$190,000	--	90.5%	--	39	--	1	--
91935 - Jamul	\$1,050,000	↓ - 17.6%	97.7%	↑ + 5.6%	28	↓ - 53.2%	7	↑ + 40.0%
91941 - La Mesa	\$1,192,500	↑ + 1.0%	100.3%	↑ + 1.1%	24	↑ + 73.7%	30	↑ + 87.5%
91942 - La Mesa	\$792,500	↓ - 3.9%	98.9%	↑ + 1.4%	28	↑ + 23.8%	18	↓ - 41.9%
91945 - Lemon Grove	\$690,000	↓ - 15.1%	98.8%	↓ - 1.0%	31	↓ - 2.9%	17	↑ + 21.4%
91948 - Mount Laguna	\$0	--	0.0%	--	0	--	0	--
91962 - Pine Valley	\$835,000	↑ + 11.5%	95.2%	↑ + 1.7%	102	↑ + 361.4%	4	↑ + 33.3%
91963 - Potrero	\$0	--	0.0%	--	0	--	0	--
91977 - Spring Valley	\$790,000	↑ + 1.9%	101.0%	↑ + 0.7%	27	↓ - 18.2%	40	↑ + 21.2%
91978 - Spring Valley	\$793,075	↓ - 27.1%	101.0%	↓ - 3.3%	19	↑ + 152.6%	5	→ 0.0%
91980 - Tecate	\$0	--	0.0%	--	0	--	0	--
92004 - Borrego Springs	\$352,000	↓ - 6.6%	94.5%	↑ + 2.6%	49	↓ - 33.0%	10	↓ - 9.1%
92019 - El Cajon	\$825,000	↑ + 9.7%	97.3%	↓ - 1.0%	20	↓ - 34.7%	22	↓ - 33.3%
92020 - El Cajon	\$862,500	↑ + 6.2%	98.4%	↑ + 0.3%	30	↑ + 62.1%	30	↓ - 9.1%
92021 - El Cajon	\$748,200	↓ - 1.6%	99.9%	↑ + 2.5%	18	↓ - 47.0%	34	↓ - 8.1%
92036 - Julian	\$569,000	↓ - 4.4%	88.1%	↓ - 9.7%	146	↑ + 373.1%	8	↓ - 11.1%
92040 - Lakeside	\$765,000	↓ - 2.2%	98.4%	↓ - 1.3%	50	↑ + 70.0%	33	↓ - 8.3%
92066 - Ranchita	\$525,000	--	91.3%	--	169	--	1	--
92070 - Santa Ysabel	\$2,750,000	↑ + 1,281.9%	100.0%	→ 0.0%	0	↓ - 100.0%	1	→ 0.0%
92071 - Santee	\$684,500	↓ - 12.0%	99.4%	↑ + 0.4%	21	↑ + 3.1%	46	↑ + 15.0%
92086 - Warner Springs	\$186,000	↓ - 55.7%	99.1%	↑ + 5.2%	20	↓ - 85.9%	2	→ 0.0%

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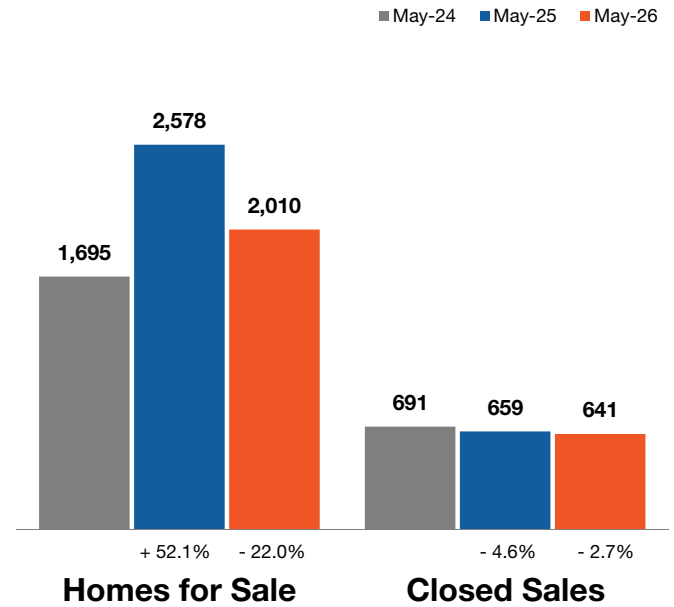


Market Statistics

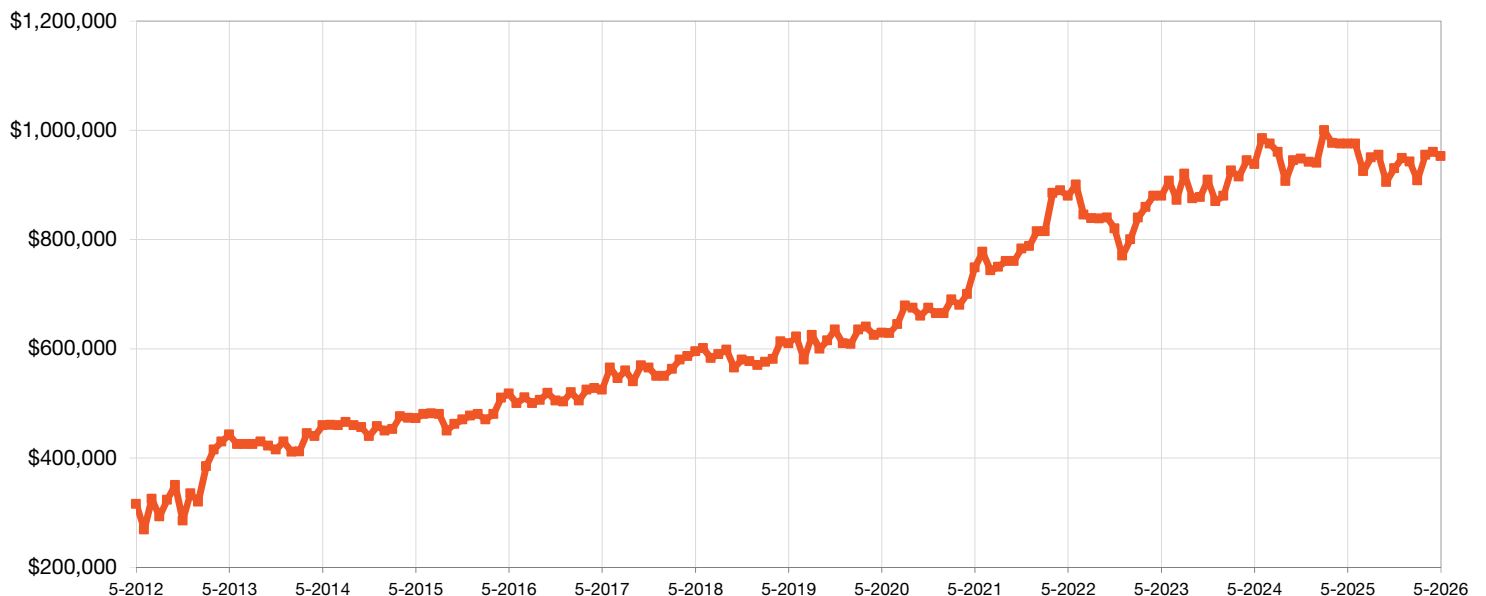
## Metro San Diego County

Key Metrics	May-26	1-Yr Chg
Median Sales Price	\$952,500	- 2.3%
Average Sales Price	\$1,335,356	+ 4.7%
Pct. of Orig. Price Rec'd.	98.3%	0.0%
Homes for Sale	2,010	- 22.0%
Closed Sales	641	- 2.7%
Months Supply	3.2	- 23.8%
Days on Market	27	+ 12.5%

### 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	
	May-26	1-Yr Chg	May-26	1-Yr Chg	May-26	1-Yr Chg	May-26	1-Yr Chg
92037 - La Jolla	\$1,920,000	↓ - 16.5%	94.5%	↓ - 3.5%	49	↑ + 84.0%	51	↓ - 13.6%
92101 - San Diego Downtown	\$695,000	↓ - 13.4%	94.8%	↓ - 1.2%	52	↑ + 27.1%	42	↓ - 4.5%
92102 - San Diego Golden Hill	\$765,000	↓ - 7.8%	99.8%	↑ + 0.4%	38	↑ + 34.1%	6	↓ - 50.0%
92103 - Mission Hills-Hillcrest-Midtown	\$1,135,000	↑ + 14.1%	98.8%	↑ + 1.2%	14	↓ - 21.8%	37	↑ + 5.7%
92104 - North Park	\$834,000	↓ - 9.3%	96.4%	↓ - 1.7%	30	↑ + 26.4%	17	↓ - 37.0%
92105 - East San Diego	\$690,000	↑ + 7.9%	100.3%	↑ + 1.3%	19	↓ - 3.3%	23	↑ + 9.5%
92106 - Point Loma	\$1,750,000	↑ + 7.7%	95.6%	↓ - 3.6%	44	↑ + 118.0%	17	↑ + 13.3%
92107 - Ocean Beach	\$797,500	↓ - 53.1%	100.4%	↑ + 3.3%	16	↓ - 32.2%	10	↑ + 11.1%
92108 - Mission Valley	\$470,000	↓ - 26.6%	97.7%	↑ + 0.5%	25	↓ - 28.2%	20	↓ - 23.1%
92109 - Pacific Beach	\$1,349,750	↓ - 26.4%	96.1%	↓ - 2.7%	29	↑ + 46.4%	32	↑ + 3.2%
92110 - Old Town	\$812,000	↑ + 5.7%	98.4%	↓ - 0.6%	24	↑ + 84.5%	18	↓ - 14.3%
92111 - Linda Vista	\$920,000	↑ + 8.4%	100.3%	↑ + 3.0%	18	↓ - 14.6%	31	↑ + 14.8%
92113 - Logan Heights	\$800,000	↑ + 20.8%	99.6%	↓ - 0.7%	20	↓ - 30.9%	7	↓ - 50.0%
92114 - Encanto	\$797,000	↑ + 3.5%	101.4%	↑ + 0.4%	20	↑ + 41.0%	20	↓ - 31.0%
92115 - San Diego	\$868,500	↑ + 13.5%	99.8%	↑ + 2.4%	29	↑ + 17.2%	31	↓ - 8.8%
92116 - Normal Heights	\$1,055,000	↓ - 14.8%	99.9%	↓ - 1.1%	13	↓ - 13.9%	23	↑ + 15.0%
92117 - Clairemont Mesa	\$1,135,000	↑ + 0.9%	99.1%	↓ - 0.9%	22	↑ + 43.8%	41	↑ + 10.8%
92118 - Coronado	\$2,790,000	↑ + 11.6%	97.6%	↑ + 2.4%	30	↓ - 10.1%	20	↓ - 9.1%
92119 - San Carlos	\$977,000	↑ + 8.6%	101.6%	↑ + 3.9%	19	↓ - 28.2%	16	↓ - 23.8%
92120 - Del Cerro	\$1,122,500	↑ + 2.0%	101.1%	↑ + 1.7%	15	↓ - 9.0%	24	↑ + 14.3%
92121 - Sorrento Valley	\$917,500	↓ - 37.8%	93.1%	↓ - 1.0%	33	↑ + 45.5%	4	↑ + 33.3%
92122 - University City	\$752,000	↓ - 28.0%	98.3%	↑ + 1.3%	24	↑ + 2.0%	31	↑ + 24.0%
92123 - Mission Valley	\$875,000	↓ - 4.9%	100.6%	↑ + 2.4%	20	↓ - 12.3%	17	↓ - 26.1%
92124 - Tierrasanta	\$830,000	↓ - 15.4%	98.8%	↓ - 1.0%	22	↑ + 196.5%	19	↑ + 72.7%
92126 - Mira Mesa	\$1,018,000	↓ - 1.4%	99.1%	↑ + 0.3%	25	↑ + 2.8%	42	↑ + 10.5%
92131 - Scripps Miramar	\$1,602,500	↑ + 6.8%	97.7%	↑ + 0.6%	17	↓ - 45.5%	26	↑ + 8.3%
92139 - Paradise Hills	\$685,000	↓ - 8.4%	97.0%	↓ - 2.8%	17	↓ - 12.9%	16	↑ + 60.0%

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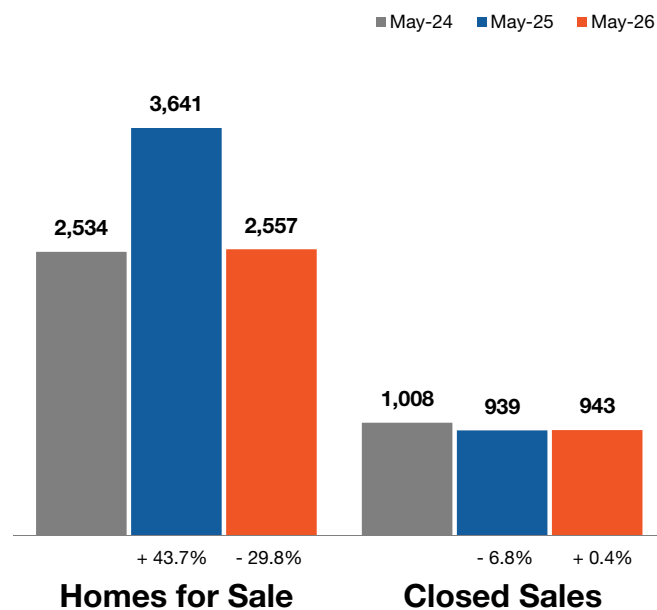


Market Statistics

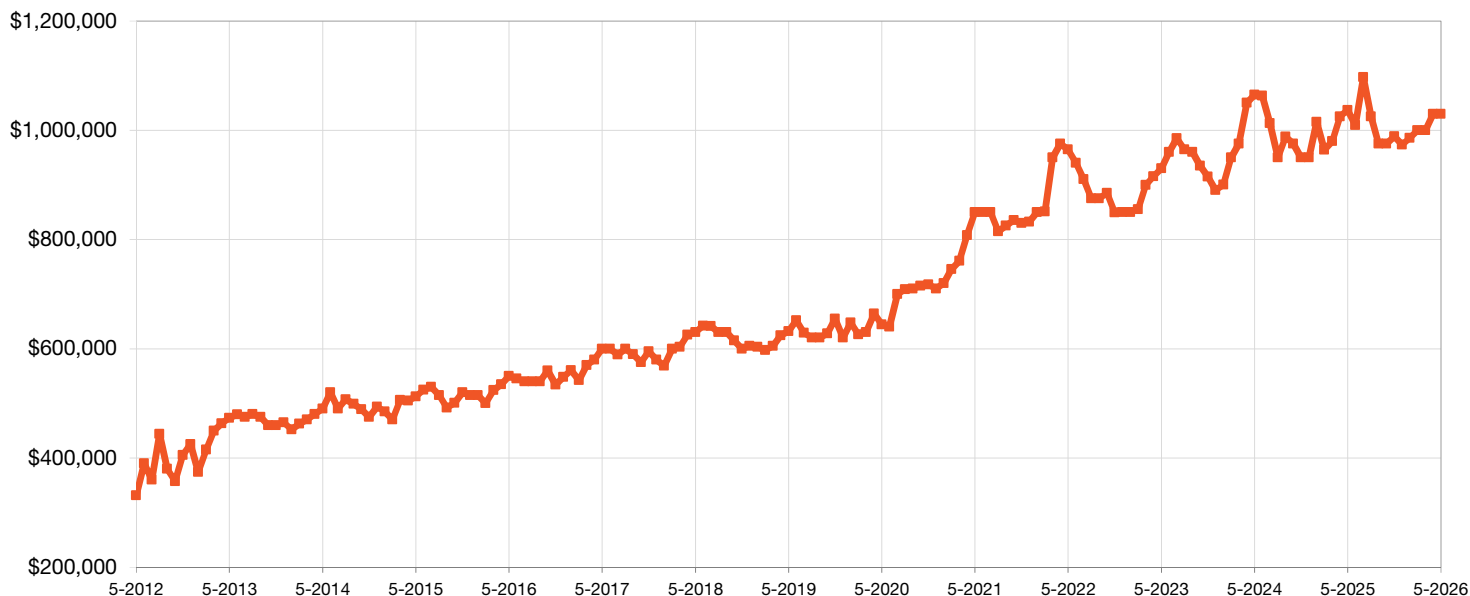
## North San Diego County

Key Metrics	May-26	1-Yr Chg
Median Sales Price	\$1,029,990	- 0.7%
Average Sales Price	\$1,329,861	- 3.9%
Pct. of Orig. Price Rec'd.	98.4%	+ 0.4%
Homes for Sale	2,557	- 29.8%
Closed Sales	943	+ 0.4%
Months Supply	2.9	- 32.6%
Days on Market	28	+ 7.7%

### 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	
	May-26	1-Yr Chg	May-26	1-Yr Chg	May-26	1-Yr Chg	May-26	1-Yr Chg
92003 - Bonsall	\$1,225,000	↑ + 57.2%	93.8%	↓ - 8.9%	58	↑ + 80.4%	11	↑ + 83.3%
92007 - Cardiff	\$2,925,000	↑ + 13.6%	99.5%	↑ + 4.4%	18	↓ - 18.5%	7	↓ - 12.5%
92008 - Carlsbad	\$1,420,000	↓ - 25.3%	98.7%	↑ + 2.8%	24	↓ - 14.3%	23	↑ + 9.5%
92009 - Carlsbad	\$1,526,500	↓ - 14.5%	97.8%	↑ + 0.2%	23	↑ + 6.9%	52	↑ + 4.0%
92010 - Carlsbad	\$1,197,500	↑ + 25.1%	96.7%	↓ - 1.6%	26	↑ + 21.6%	22	↑ + 10.0%
92011 - Carlsbad	\$1,193,750	↓ - 30.6%	93.8%	↓ - 3.3%	50	↑ + 72.9%	16	↓ - 27.3%
92014 - Del Mar	\$2,812,500	↓ - 6.3%	98.3%	↑ + 2.2%	26	↑ + 37.3%	14	↑ + 55.6%
92024 - Encinitas	\$2,147,250	↑ + 17.0%	96.9%	↓ - 3.1%	42	↑ + 224.2%	43	↑ + 4.9%
92025 - Escondido	\$772,500	↓ - 19.3%	97.3%	↓ - 0.8%	26	↓ - 12.4%	25	↑ + 56.3%
92026 - Escondido	\$777,500	↓ - 2.8%	99.5%	↑ + 2.1%	28	↓ - 16.0%	40	↓ - 7.0%
92027 - Escondido	\$900,000	↑ + 12.5%	99.1%	↑ + 1.1%	22	↓ - 24.0%	33	↑ + 13.8%
92028 - Fallbrook	\$925,000	↑ + 13.5%	98.0%	↓ - 0.4%	30	↑ + 18.6%	49	↓ - 15.5%
92029 - Escondido	\$1,337,500	↓ - 7.5%	100.6%	↑ + 5.2%	38	↑ + 53.4%	16	↓ - 20.0%
92054 - Oceanside	\$1,248,200	↑ + 1.7%	100.1%	↑ + 3.2%	26	↓ - 27.9%	28	↓ - 3.4%
92056 - Oceanside	\$885,000	↑ + 0.8%	100.5%	↑ + 0.7%	17	↓ - 38.0%	53	↑ + 12.8%
92057 - Oceanside	\$727,500	↓ - 7.9%	99.7%	↑ + 1.6%	31	↓ - 4.2%	50	↓ - 7.4%
92058 - Oceanside	\$879,990	↑ + 23.9%	99.1%	↑ + 0.2%	29	↑ + 31.4%	17	↑ + 30.8%
92059 - Pala	\$0	--	0.0%	--	0	--	0	--
92060 - Palomar Mountain	\$390,500	↓ - 46.5%	93.2%	↓ - 4.4%	108	↑ + 3,500.0%	2	↑ + 100.0%
92061 - Pauma Valley	\$730,000	↓ - 33.5%	94.7%	↓ - 2.9%	110	↑ + 100.6%	3	↑ + 50.0%
92064 - Poway	\$1,280,000	↑ + 2.7%	98.6%	↓ - 0.2%	24	↑ + 20.8%	48	↑ + 9.1%
92065 - Ramona	\$810,550	↑ + 0.7%	98.8%	↓ - 0.8%	24	↑ + 16.4%	28	↓ - 34.9%
92067 - Rancho Santa Fe	\$4,425,000	↓ - 9.7%	94.0%	↓ - 4.0%	26	↑ + 19.4%	11	↓ - 42.1%
92069 - San Marcos	\$925,000	↑ + 9.3%	99.2%	↑ + 3.4%	34	↓ - 15.9%	31	↓ - 18.4%
92075 - Solana Beach	\$2,441,208	↑ + 26.3%	98.1%	↑ + 1.5%	31	↓ - 45.5%	15	↑ + 25.0%
92078 - San Marcos	\$1,035,000	↑ + 6.7%	98.3%	↑ + 0.4%	24	↓ - 10.2%	35	↓ - 22.2%
92081 - Vista	\$882,500	↓ - 4.6%	96.6%	↓ - 1.1%	26	↓ - 22.6%	28	↓ - 6.7%
92082 - Valley Center	\$949,000	↓ - 1.7%	97.0%	↓ - 1.0%	36	↓ - 26.9%	23	↑ + 53.3%
92083 - Vista	\$576,000	↓ - 24.2%	98.1%	↑ + 1.2%	13	↓ - 70.8%	10	↓ - 23.1%
92084 - Vista	\$925,000	↑ + 1.6%	98.5%	↓ - 0.4%	38	↑ + 118.6%	33	↑ + 22.2%
92091 - Rancho Santa Fe	\$1,700,000	↓ - 22.7%	98.3%	↑ + 3.1%	28	↓ - 1.2%	3	↑ + 50.0%
92127 - Rancho Bernardo	\$1,399,500	↓ - 6.4%	97.7%	↑ + 0.6%	27	↑ + 13.0%	34	⇒ 0.0%
92128 - Rancho Bernardo	\$930,000	↓ - 11.4%	97.7%	↑ + 0.3%	22	↑ + 24.2%	69	↑ + 30.2%
92129 - Rancho Penasquitos	\$1,350,000	↓ - 11.2%	100.2%	↑ + 0.3%	17	↓ - 15.0%	41	↑ + 41.4%
92130 - Carmel Valley	\$1,960,000	↓ - 3.2%	99.1%	↑ + 0.7%	25	↑ + 14.5%	30	↓ - 34.8%

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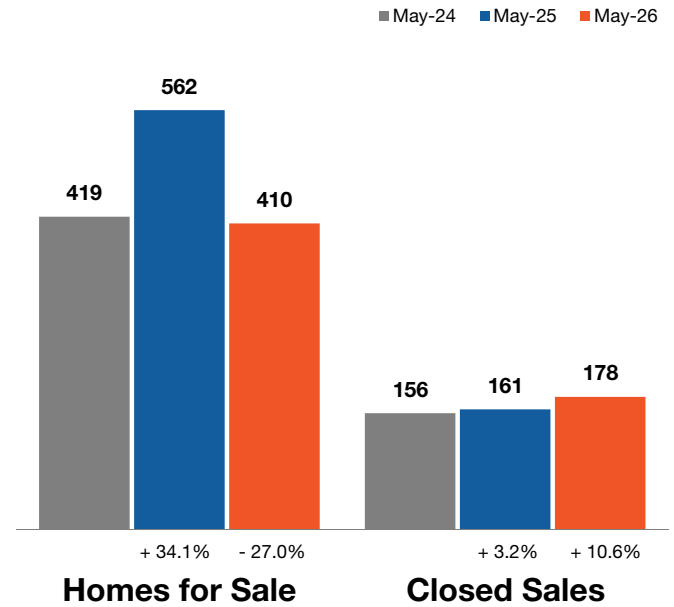


Market Statistics

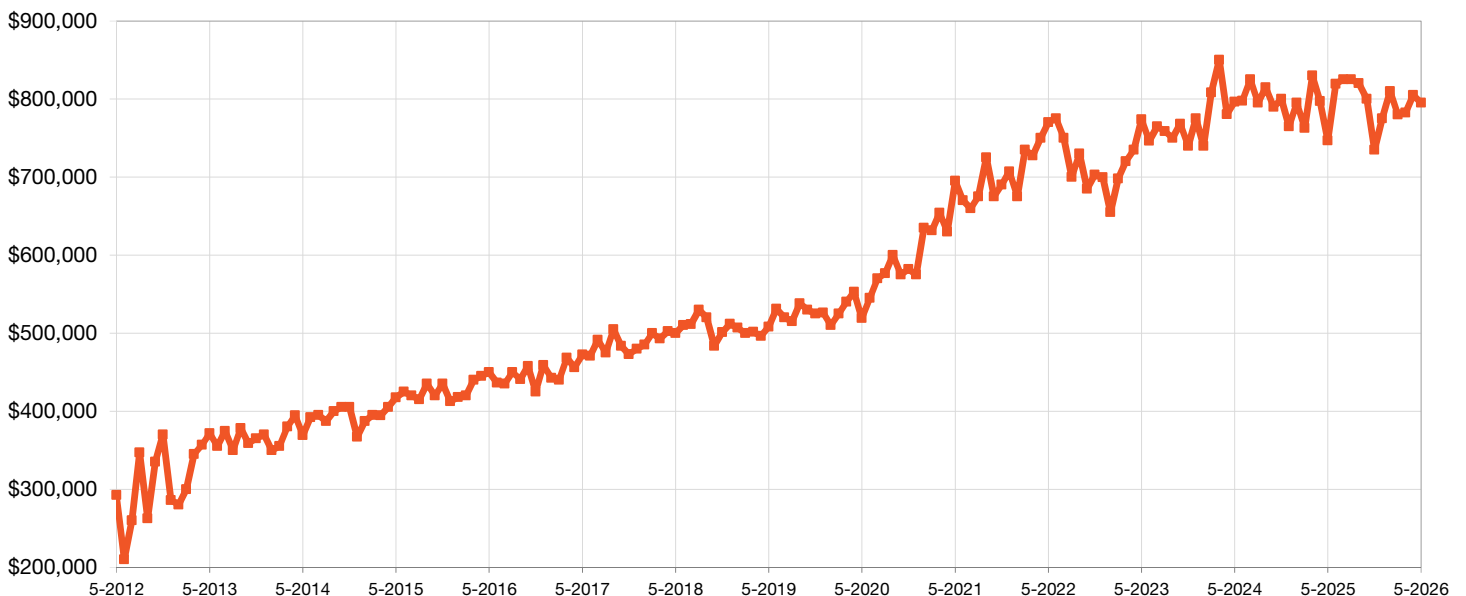
## South San Diego County

Key Metrics	May-26	1-Yr Chg
Median Sales Price	\$795,000	+ 6.4%
Average Sales Price	\$845,896	+ 2.6%
Pct. of Orig. Price Rec'd.	100.4%	+ 0.8%
Homes for Sale	410	- 27.0%
Closed Sales	178	+ 10.6%
Months Supply	2.5	- 30.6%
Days on Market	23	- 20.7%

### 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	
	May-26	1-Yr Chg	May-26	1-Yr Chg	May-26	1-Yr Chg	May-26	1-Yr Chg
91902 - Bonita	\$1,200,000	↑ + 3.0%	102.2%	↑ + 6.3%	13	↓ - 48.8%	15	↑ + 66.7%
91910 - Chula Vista	\$797,500	↑ + 13.9%	99.7%	↓ - 2.1%	23	↓ - 3.2%	30	→ 0.0%
91911 - Chula Vista	\$820,000	↑ + 15.6%	99.2%	↑ + 0.4%	23	↓ - 8.7%	27	↓ - 10.0%
91913 - Chula Vista	\$776,000	↑ + 5.6%	101.1%	↑ + 1.3%	27	↓ - 9.4%	50	↑ + 100.0%
91914 - Chula Vista	\$1,100,000	↓ - 14.0%	100.7%	↑ + 4.6%	20	↓ - 55.4%	9	→ 0.0%
91915 - Chula Vista	\$755,000	↓ - 7.6%	100.1%	↓ - 0.6%	31	↑ + 28.6%	20	↓ - 16.7%
91932 - Imperial Beach	\$776,000	↑ + 25.2%	100.0%	↓ - 1.2%	11	↓ - 56.3%	10	↓ - 9.1%
91950 - National City	\$687,500	↓ - 8.3%	102.5%	↑ + 3.8%	10	↓ - 71.5%	10	↓ - 52.4%
92154 - Otay Mesa	\$675,000	↓ - 6.3%	99.9%	↑ + 0.1%	25	↑ + 36.6%	30	↓ - 3.2%
92173 - San Ysidro	\$650,000	↑ + 9.7%	97.7%	↑ + 6.7%	27	↓ - 82.5%	7	↑ + 250.0%