

# Marketwatch Report

## September 2025



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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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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	
	Sep-25	1-Yr Chg	Sep-25	1-Yr Chg	Sep-25	1-Yr Chg	Sep-25	1-Yr Chg
East San Diego County	\$795,000	↑ + 3.9%	97.4%	↓ - 1.2%	33	↑ + 17.9%	271	↓ - 9.1%
Metro San Diego County	\$957,500	↑ + 5.8%	96.9%	↓ - 0.7%	34	↑ + 21.4%	625	↑ + 9.5%
North San Diego County	\$975,000	↓ - 1.3%	96.6%	↓ - 0.9%	37	↑ + 27.6%	900	↑ + 11.1%
South San Diego County	\$820,000	↑ + 0.6%	98.6%	↓ - 1.2%	33	↑ + 43.5%	182	↑ + 10.3%
<b>San Diego County</b>	<b>\$890,250</b>	<b>↑ + 0.7%</b>	<b>97.0%</b>	<b>↓ - 0.9%</b>	<b>35</b>	<b>↑ + 25.0%</b>	<b>2,023</b>	<b>↑ + 7.4%</b>

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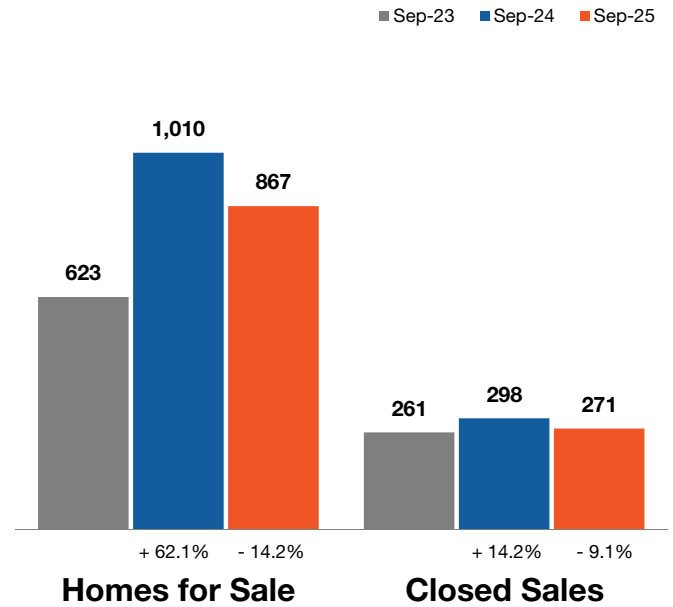


Market Statistics

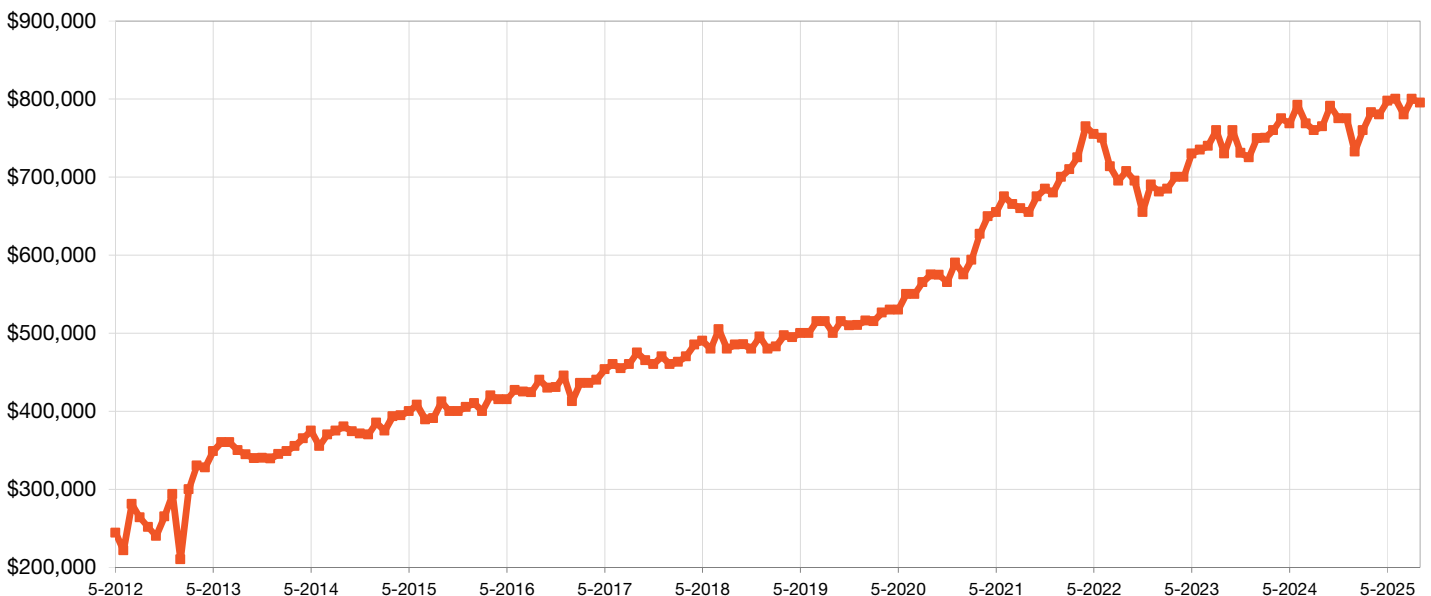
## East San Diego County

Key Metrics	Sep-25	1-Yr Chg
Median Sales Price	\$795,000	+ 3.9%
Average Sales Price	\$813,744	+ 2.7%
Pct. of Orig. Price Rec'd.	97.4%	- 1.2%
Homes for Sale	867	- 14.2%
Closed Sales	271	- 9.1%
Months Supply	2.8	- 12.5%
Days on Market	33	+ 17.9%

### 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	
	Sep-25	1-Yr Chg	Sep-25	1-Yr Chg	Sep-25	1-Yr Chg	Sep-25	1-Yr Chg
91901 - Alpine	\$955,000	↑ + 13.4%	97.3%	↓ - 0.8%	47	↑ + 15.6%	13	↑ + 62.5%
91905 - Boulevard	\$0	↓ - 100.0%	0.0%	↓ - 100.0%	0	↓ - 100.0%	0	↓ - 100.0%
91906 - Campo	\$465,000	↓ - 26.8%	89.7%	↓ - 5.1%	41	↓ - 57.4%	6	↑ + 20.0%
91916 - Descanso	\$1,220,000	↑ + 98.4%	91.1%	↓ - 6.8%	73	↓ - 22.0%	2	↑ + 100.0%
91917 - Dulzura	\$515,000	↓ - 20.8%	93.6%	↓ - 6.4%	60	↓ - 13.0%	1	→ 0.0%
91931 - Guatay	\$0	↓ - 100.0%	0.0%	↓ - 100.0%	0	--	0	↓ - 100.0%
91934 - Jacumba	\$0	↓ - 100.0%	0.0%	↓ - 100.0%	0	↓ - 100.0%	0	↓ - 100.0%
91935 - Jamul	\$1,050,000	↓ - 5.0%	98.0%	↓ - 2.1%	34	↓ - 18.3%	7	↑ + 40.0%
91941 - La Mesa	\$1,050,000	↓ - 4.3%	97.4%	↓ - 2.8%	30	↑ + 13.0%	23	↑ + 91.7%
91942 - La Mesa	\$747,500	↓ - 6.2%	96.0%	↓ - 2.6%	28	↑ + 25.8%	15	↓ - 37.5%
91945 - Lemon Grove	\$738,371	↓ - 5.6%	99.9%	↓ - 1.4%	22	↑ + 17.3%	13	↓ - 7.1%
91948 - Mount Laguna	\$0	↓ - 100.0%	0.0%	↓ - 100.0%	0	↓ - 100.0%	0	↓ - 100.0%
91962 - Pine Valley	\$685,000	↑ + 6.3%	103.0%	↑ + 8.2%	3	↓ - 93.2%	1	↓ - 83.3%
91963 - Potrero	\$0	--	0.0%	--	0	--	0	--
91977 - Spring Valley	\$766,000	↑ + 2.8%	98.2%	↓ - 0.1%	31	↑ + 16.5%	29	↓ - 29.3%
91978 - Spring Valley	\$798,000	↓ - 10.2%	97.8%	↑ + 0.7%	59	↑ + 121.4%	3	↑ + 50.0%
91980 - Tecate	\$0	--	0.0%	--	0	--	0	--
92004 - Borrego Springs	\$295,000	↑ + 34.1%	89.6%	↓ - 10.4%	124	↓ - 23.3%	6	↑ + 500.0%
92019 - El Cajon	\$780,000	↓ - 4.9%	96.2%	↓ - 1.1%	22	↓ - 36.9%	22	↓ - 4.3%
92020 - El Cajon	\$812,500	↑ + 1.6%	99.1%	↓ - 0.5%	19	↑ + 8.1%	20	↓ - 20.0%
92021 - El Cajon	\$770,000	↑ + 12.8%	98.5%	↓ - 1.1%	27	↑ + 62.4%	35	↑ + 2.9%
92036 - Julian	\$645,000	↑ + 41.1%	99.0%	↑ + 5.7%	41	↓ - 3.9%	6	↑ + 50.0%
92040 - Lakeside	\$800,000	↑ + 1.0%	96.6%	↓ - 3.1%	40	↑ + 103.6%	31	↓ - 8.8%
92066 - Ranchita	\$890,500	--	81.0%	--	114	--	1	--
92070 - Santa Ysabel	\$0	--	0.0%	--	0	--	0	--
92071 - Santee	\$750,000	↓ - 3.0%	98.7%	↓ - 0.7%	27	↑ + 17.7%	35	↓ - 30.0%
92086 - Warner Springs	\$304,950	--	96.4%	--	79	--	2	--

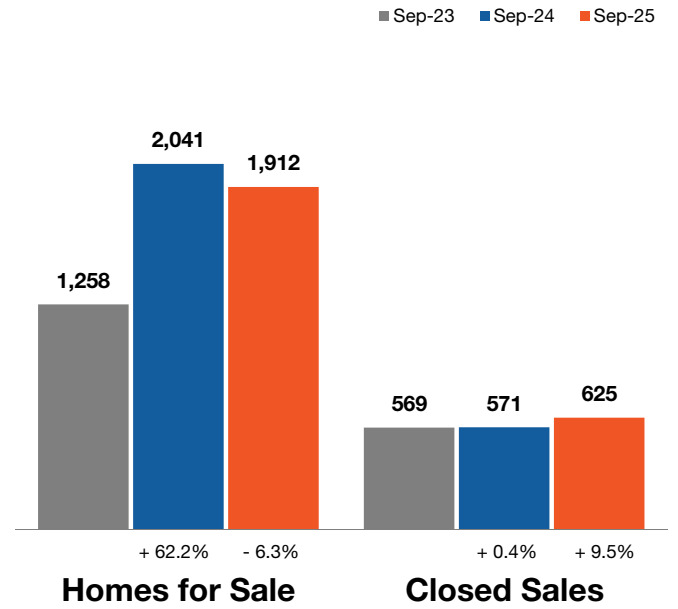
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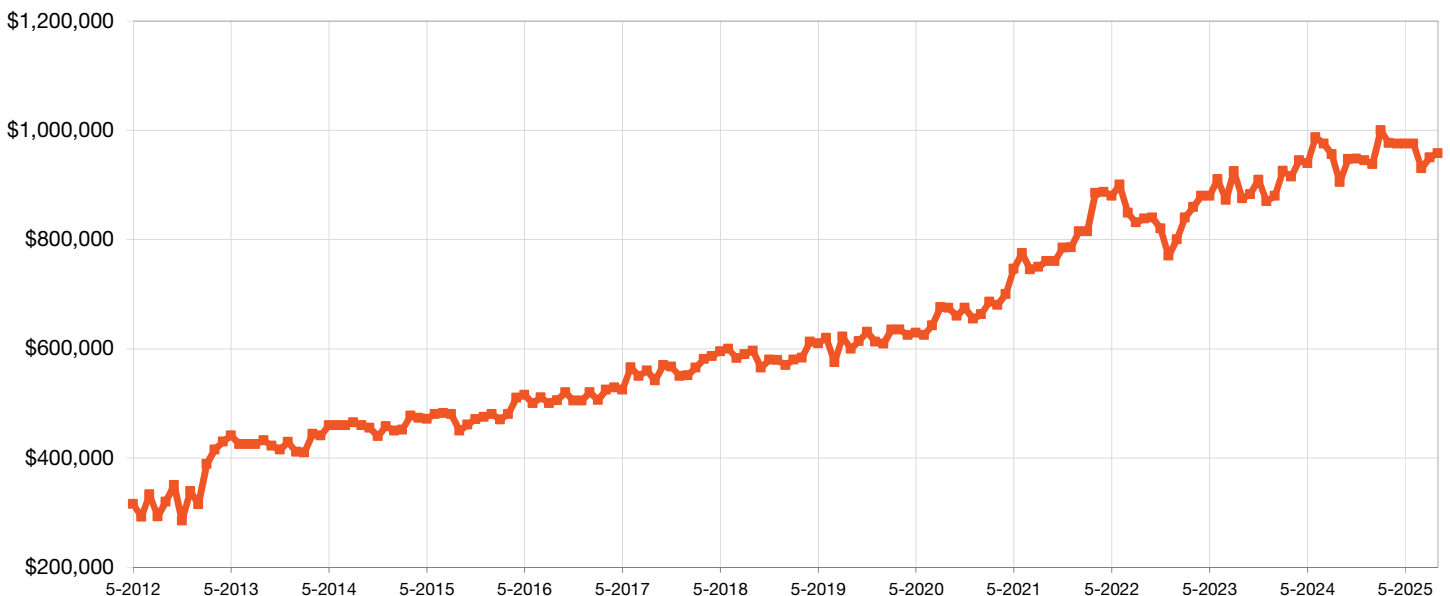
# Metro San Diego County

Key Metrics	Sep-25	1-Yr Chg
Median Sales Price	\$957,500	+ 5.8%
Average Sales Price	\$1,350,252	+ 17.9%
Pct. of Orig. Price Rec'd.	96.9%	- 0.7%
Homes for Sale	1,912	- 6.3%
Closed Sales	625	+ 9.5%
Months Supply	3.1	- 8.8%
Days on Market	34	+ 21.4%

## 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	
	Sep-25	1-Yr Chg	Sep-25	1-Yr Chg	Sep-25	1-Yr Chg	Sep-25	1-Yr Chg
92037 - La Jolla	\$2,200,000	↑ + 1.3%	94.2%	↑ + 0.4%	42	↓ - 9.5%	53	↑ + 51.4%
92101 - San Diego Downtown	\$689,550	↑ + 15.9%	96.1%	↓ - 0.3%	52	↑ + 61.3%	45	→ 0.0%
92102 - San Diego Golden Hill	\$829,500	↑ + 7.2%	96.1%	↓ - 0.3%	29	↑ + 7.5%	16	↑ + 23.1%
92103 - Mission Hills-Hillcrest-Midtown	\$1,112,500	↑ + 15.3%	95.0%	↓ - 0.4%	46	↑ + 37.8%	27	↑ + 8.0%
92104 - North Park	\$790,000	↓ - 1.3%	96.4%	↑ + 0.4%	40	↑ + 7.6%	22	↑ + 15.8%
92105 - East San Diego	\$630,000	↓ - 12.0%	98.0%	↑ + 1.1%	23	↓ - 19.5%	25	↑ + 8.7%
92106 - Point Loma	\$1,819,000	↑ + 13.8%	97.6%	↑ + 3.7%	26	↓ - 18.9%	16	↑ + 23.1%
92107 - Ocean Beach	\$1,677,500	↑ + 24.3%	96.1%	↓ - 2.3%	33	↑ + 24.2%	20	↑ + 11.1%
92108 - Mission Valley	\$712,499	↑ + 30.1%	97.7%	↑ + 0.0%	38	↑ + 9.6%	18	↓ - 5.3%
92109 - Pacific Beach	\$1,410,000	↑ + 20.7%	96.1%	↓ - 2.1%	36	↑ + 55.1%	21	↓ - 19.2%
92110 - Old Town	\$799,000	↑ + 19.9%	96.5%	↓ - 2.0%	26	↓ - 2.1%	23	↑ + 15.0%
92111 - Linda Vista	\$987,500	↓ - 3.7%	97.3%	↓ - 1.0%	27	↑ + 42.0%	26	↑ + 13.0%
92113 - Logan Heights	\$632,000	↑ + 5.3%	97.1%	↑ + 6.1%	33	↓ - 58.5%	11	↑ + 22.2%
92114 - Encanto	\$727,500	↓ - 3.5%	99.1%	↓ - 1.6%	18	↓ - 14.5%	22	↓ - 21.4%
92115 - San Diego	\$875,000	↑ + 2.9%	97.4%	↓ - 1.8%	38	↑ + 82.7%	35	↑ + 6.1%
92116 - Normal Heights	\$927,000	↑ + 12.4%	97.9%	↓ - 0.2%	13	↓ - 58.5%	18	↓ - 10.0%
92117 - Clairemont Mesa	\$1,165,000	↓ - 6.2%	97.4%	↓ - 1.5%	21	↑ + 3.9%	32	↓ - 5.9%
92118 - Coronado	\$2,404,325	↓ - 2.9%	92.3%	↓ - 1.6%	58	↓ - 11.4%	30	↑ + 87.5%
92119 - San Carlos	\$924,000	↑ + 6.0%	102.3%	↑ + 2.2%	16	↑ + 43.4%	16	↓ - 33.3%
92120 - Del Cerro	\$1,000,000	↓ - 1.5%	100.1%	↓ - 0.1%	18	↑ + 22.5%	19	↓ - 5.0%
92121 - Sorrento Valley	\$0	↓ - 100.0%	0.0%	↓ - 100.0%	0	↓ - 100.0%	0	↓ - 100.0%
92122 - University City	\$698,500	↑ + 3.5%	96.2%	↓ - 2.3%	39	↑ + 23.9%	21	→ 0.0%
92123 - Mission Valley	\$950,000	↓ - 13.6%	97.0%	↓ - 4.6%	33	↑ + 217.2%	36	↑ + 227.3%
92124 - Tierrasanta	\$950,000	↓ - 22.8%	98.8%	↑ + 1.5%	27	↓ - 1.4%	16	↑ + 77.8%
92126 - Mira Mesa	\$1,011,073	↑ + 10.0%	97.7%	↓ - 0.4%	35	↑ + 80.0%	23	→ 0.0%
92131 - Scripps Miramar	\$1,347,500	↓ - 3.1%	95.9%	↓ - 1.9%	33	↑ + 45.2%	20	↓ - 25.9%
92139 - Paradise Hills	\$655,000	↓ - 3.2%	104.4%	↑ + 5.8%	18	↑ + 11.1%	14	↓ - 6.7%

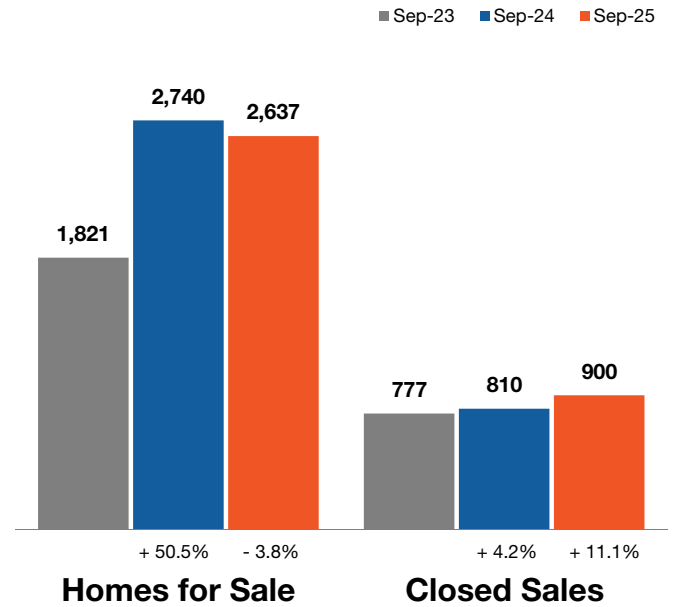
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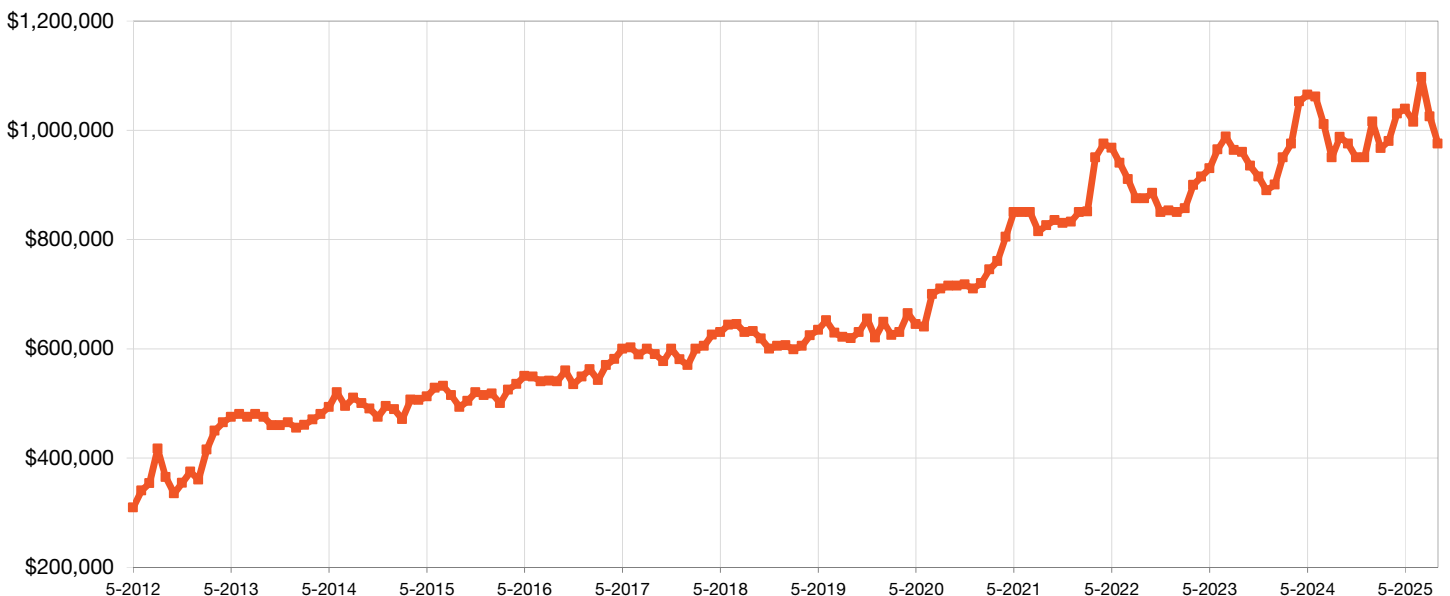
# North San Diego County

Key Metrics	Sep-25	1-Yr Chg
Median Sales Price	\$975,000	- 1.3%
Average Sales Price	\$1,292,086	- 7.1%
Pct. of Orig. Price Rec'd.	96.6%	- 0.9%
Homes for Sale	2,637	- 3.8%
Closed Sales	900	+ 11.1%
Months Supply	3.1	- 6.1%
Days on Market	37	+ 27.6%

## 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	
	Sep-25	1-Yr Chg	Sep-25	1-Yr Chg	Sep-25	1-Yr Chg	Sep-25	1-Yr Chg
92003 - Bonsall	\$1,749,000	↑ + 121.4%	97.8%	↓ - 1.3%	52	↑ + 42.0%	5	↓ - 50.0%
92007 - Cardiff	\$1,780,000	↓ - 2.9%	93.2%	↓ - 3.0%	43	↓ - 12.3%	5	↓ - 50.0%
92008 - Carlsbad	\$1,660,000	↓ - 11.8%	98.9%	↑ + 4.1%	27	↓ - 32.0%	20	↓ - 13.0%
92009 - Carlsbad	\$1,525,000	↓ - 8.3%	97.2%	↓ - 0.3%	37	↑ + 33.6%	36	↓ - 5.3%
92010 - Carlsbad	\$1,165,000	↓ - 10.4%	101.7%	↑ + 3.5%	19	↓ - 4.7%	13	→ 0.0%
92011 - Carlsbad	\$1,340,000	↓ - 18.8%	97.7%	↑ + 4.6%	31	↓ - 4.6%	22	↑ + 29.4%
92014 - Del Mar	\$2,495,000	↓ - 18.4%	94.3%	↓ - 0.5%	53	↑ + 37.8%	7	↓ - 68.2%
92024 - Encinitas	\$1,810,000	↑ + 3.1%	96.7%	↓ - 0.6%	27	↓ - 2.7%	51	↑ + 54.5%
92025 - Escondido	\$832,000	↓ - 11.6%	98.9%	↓ - 0.0%	21	↑ + 16.2%	21	↑ + 31.3%
92026 - Escondido	\$820,000	↓ - 4.7%	98.5%	↑ + 0.5%	44	↑ + 52.2%	51	↑ + 88.9%
92027 - Escondido	\$750,000	↓ - 3.2%	97.9%	↓ - 1.7%	28	↑ + 5.9%	44	↑ + 120.0%
92028 - Fallbrook	\$833,000	↑ + 2.7%	94.9%	↓ - 3.0%	63	↑ + 71.3%	56	↑ + 27.3%
92029 - Escondido	\$1,487,500	↑ + 0.8%	99.1%	↑ + 4.7%	27	↓ - 10.4%	19	↑ + 111.1%
92054 - Oceanside	\$1,000,000	↓ - 17.4%	96.8%	↑ + 0.5%	32	↑ + 0.6%	23	↓ - 20.7%
92056 - Oceanside	\$940,000	↑ + 11.2%	97.3%	↓ - 0.1%	28	↓ - 9.4%	41	↓ - 6.8%
92057 - Oceanside	\$775,000	↓ - 1.9%	96.6%	↓ - 2.5%	41	↑ + 35.2%	51	↓ - 7.3%
92058 - Oceanside	\$650,000	↑ + 10.4%	96.4%	↓ - 1.5%	43	↑ + 23.5%	13	↑ + 44.4%
92059 - Pala	\$0	--	0.0%	--	0	--	0	--
92061 - Pauma Valley	\$0	↓ - 100.0%	0.0%	↓ - 100.0%	0	↓ - 100.0%	0	↓ - 100.0%
92064 - Poway	\$1,217,450	↑ + 7.3%	95.3%	↓ - 3.3%	32	↑ + 32.8%	40	↑ + 66.7%
92065 - Ramona	\$807,500	↑ + 4.9%	97.3%	↑ + 0.2%	32	↑ + 12.3%	42	↑ + 31.3%
92067 - Rancho Santa Fe	\$4,900,000	↓ - 3.9%	90.2%	↓ - 4.0%	68	↑ + 104.2%	19	↑ + 26.7%
92069 - San Marcos	\$779,500	↓ - 1.6%	97.1%	↓ - 2.1%	36	↑ + 60.4%	27	↑ + 35.0%
92075 - Solana Beach	\$1,600,000	↑ + 6.7%	96.7%	↓ - 0.3%	37	↑ + 61.6%	22	↑ + 100.0%
92078 - San Marcos	\$929,000	↓ - 6.6%	96.3%	↓ - 0.1%	33	↑ + 3.1%	53	↑ + 23.3%
92081 - Vista	\$956,000	↑ + 5.6%	98.0%	↓ - 1.6%	27	↑ + 25.8%	16	↓ - 55.6%
92082 - Valley Center	\$817,500	↓ - 9.1%	93.1%	↓ - 3.9%	62	↑ + 65.9%	14	↓ - 12.5%
92083 - Vista	\$692,500	↓ - 18.5%	96.0%	↓ - 3.2%	38	↑ + 43.6%	12	↓ - 29.4%
92084 - Vista	\$860,000	↓ - 4.4%	94.5%	↓ - 2.9%	46	↑ + 46.8%	31	↑ + 14.8%
92091 - Rancho Santa Fe	\$2,397,000	↓ - 31.5%	90.0%	↓ - 0.9%	43	↓ - 27.1%	2	↓ - 50.0%
92127 - Rancho Bernardo	\$1,445,000	↓ - 21.9%	96.4%	↑ + 0.2%	30	↓ - 3.7%	27	↓ - 22.9%
92128 - Rancho Bernardo	\$890,000	↓ - 10.9%	95.2%	↓ - 2.8%	42	↑ + 69.1%	59	↑ + 13.5%
92129 - Rancho Penasquitos	\$1,210,000	↓ - 6.1%	96.2%	↓ - 1.8%	32	↑ + 57.6%	23	↓ - 30.3%
92130 - Carmel Valley	\$1,490,000	↓ - 27.3%	96.9%	↓ - 1.9%	31	↑ + 28.5%	35	↑ + 40.0%



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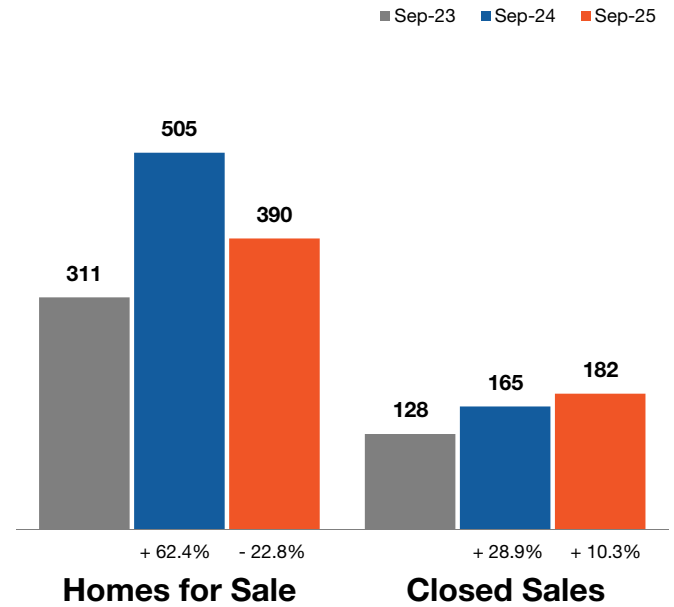


Market Statistics

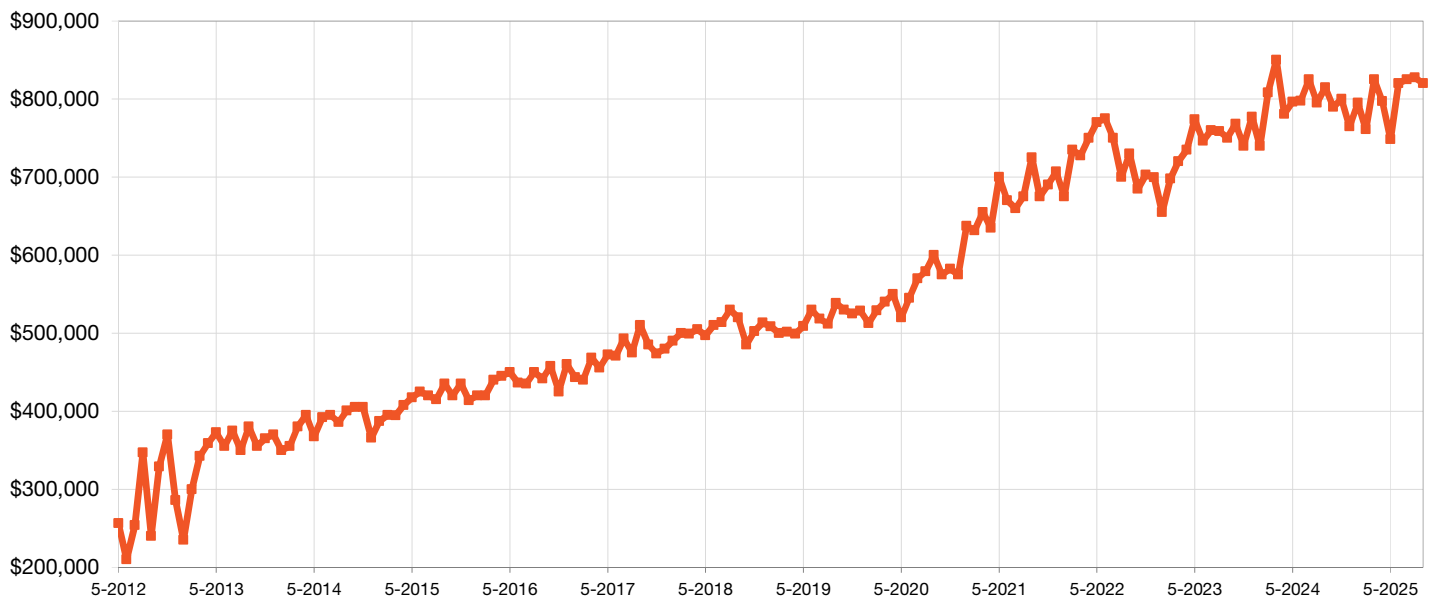
## South San Diego County

Key Metrics	Sep-25	1-Yr Chg
Median Sales Price	\$820,000	+ 0.6%
Average Sales Price	\$851,456	- 0.1%
Pct. of Orig. Price Rec'd.	98.6%	- 1.2%
Homes for Sale	390	- 22.8%
Closed Sales	182	+ 10.3%
Months Supply	2.4	- 27.3%
Days on Market	33	+ 43.5%

### 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	
	Sep-25	1-Yr Chg	Sep-25	1-Yr Chg	Sep-25	1-Yr Chg	Sep-25	1-Yr Chg
91902 - Bonita	\$1,185,000	↑ + 5.8%	100.7%	↑ + 6.6%	34	↑ + 2.7%	10	↓ - 16.7%
91910 - Chula Vista	\$865,000	↑ + 28.1%	98.7%	↑ + 0.4%	32	↑ + 8.8%	31	↑ + 6.9%
91911 - Chula Vista	\$790,000	↑ + 2.5%	98.8%	↓ - 2.6%	29	↑ + 62.6%	30	↑ + 11.1%
91913 - Chula Vista	\$815,000	↓ - 5.2%	99.2%	↓ - 1.1%	30	↑ + 56.8%	43	↑ + 30.3%
91914 - Chula Vista	\$1,290,000	↑ + 5.3%	96.7%	↓ - 2.8%	55	↑ + 207.8%	10	↓ - 41.2%
91915 - Chula Vista	\$820,000	↑ + 6.5%	98.9%	↓ - 0.5%	33	↑ + 41.5%	23	↓ - 4.2%
91932 - Imperial Beach	\$854,000	↓ - 4.6%	96.6%	↓ - 1.7%	38	↑ + 38.2%	18	↑ + 100.0%
91950 - National City	\$700,000	↓ - 5.8%	98.3%	↓ - 6.4%	42	↑ + 46.7%	11	↑ + 37.5%
92154 - Otay Mesa	\$701,000	↓ - 7.6%	98.8%	↓ - 1.0%	26	↑ + 20.9%	44	↑ + 15.8%
92173 - San Ysidro	\$567,500	↓ - 27.5%	98.2%	↓ - 4.4%	26	↑ + 183.3%	6	→ 0.0%