

Marketwatch Report

March 2025



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

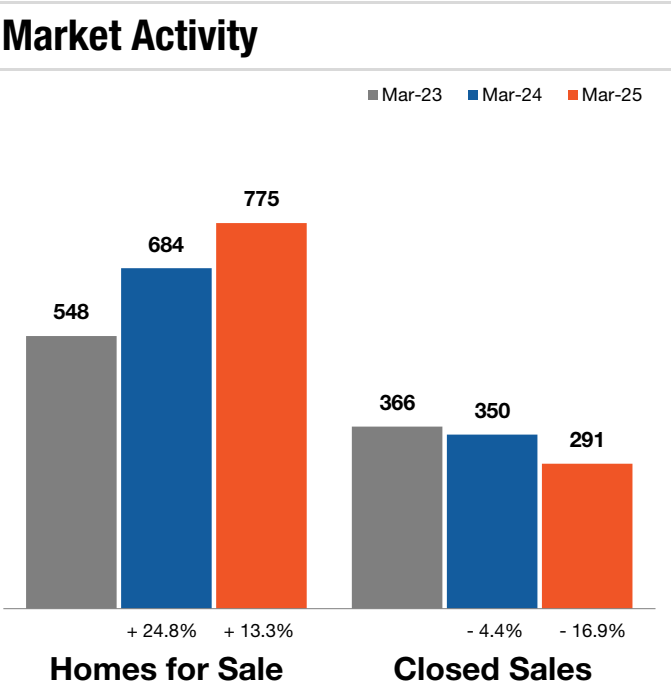
	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Mar-25	1-Yr Chg	Mar-25	1-Yr Chg	Mar-25	1-Yr Chg	Mar-25	1-Yr Chg
East San Diego County	\$781,500	↑ + 2.8%	99.3%	↓ - 0.3%	26	↓ - 3.7%	291	↓ - 16.9%
Metro San Diego County	\$999,900	↑ + 9.3%	98.1%	↓ - 2.5%	30	↑ + 36.4%	589	↓ - 7.5%
North San Diego County	\$985,000	↑ + 1.0%	98.5%	↓ - 1.9%	30	↑ + 20.0%	802	↓ - 3.5%
South San Diego County	\$835,000	↓ - 1.8%	99.3%	↓ - 1.0%	26	↑ + 30.0%	146	↓ - 16.6%
San Diego County	\$906,000	↑ + 3.4%	98.6%	↓ - 1.7%	29	↑ + 20.8%	1,852	↓ - 8.7%

Marketwatch Report

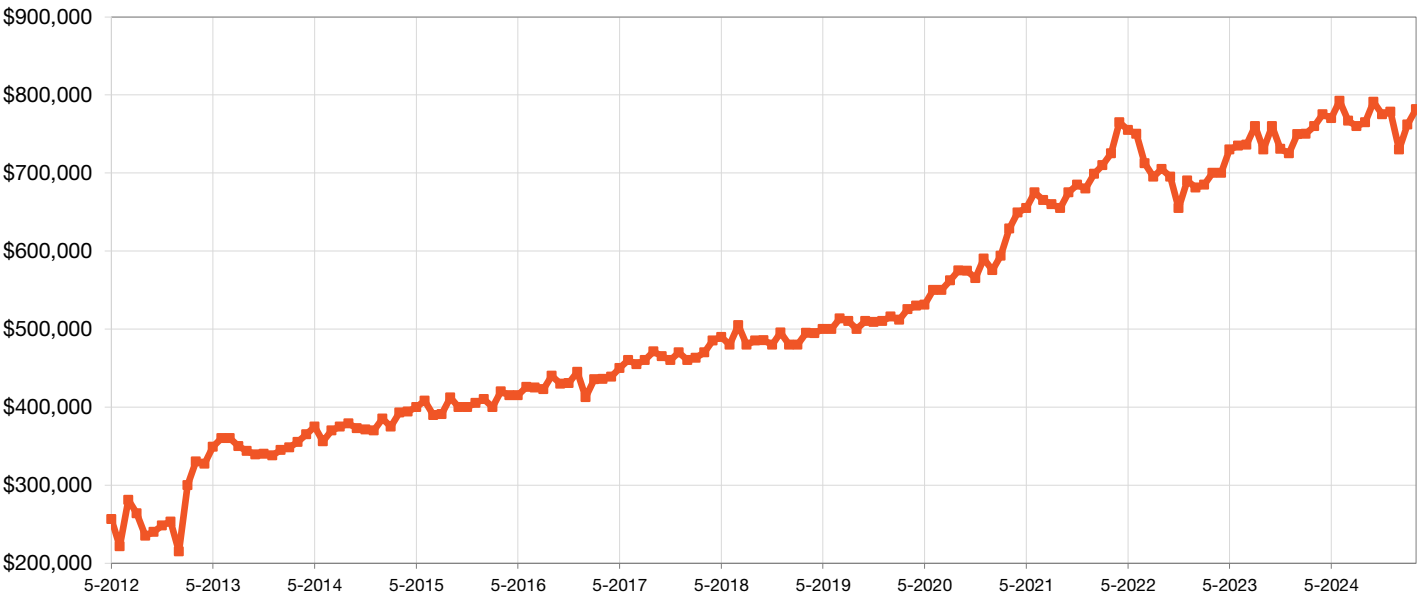
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East San Diego County

Key Metrics	Mar-25	1-Yr Chg
Median Sales Price	\$781,500	+ 2.8%
Average Sales Price	\$788,348	+ 2.6%
Pct. of Orig. Price Rec'd.	99.3%	- 0.3%
Homes for Sale	775	+ 13.3%
Closed Sales	291	- 16.9%
Months Supply	2.4	+ 9.1%
Days on Market	26	- 3.7%



Historical Median Sales Price for East San Diego County



Marketwatch Report

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Market Statistics

East San Diego County ZIP Codes

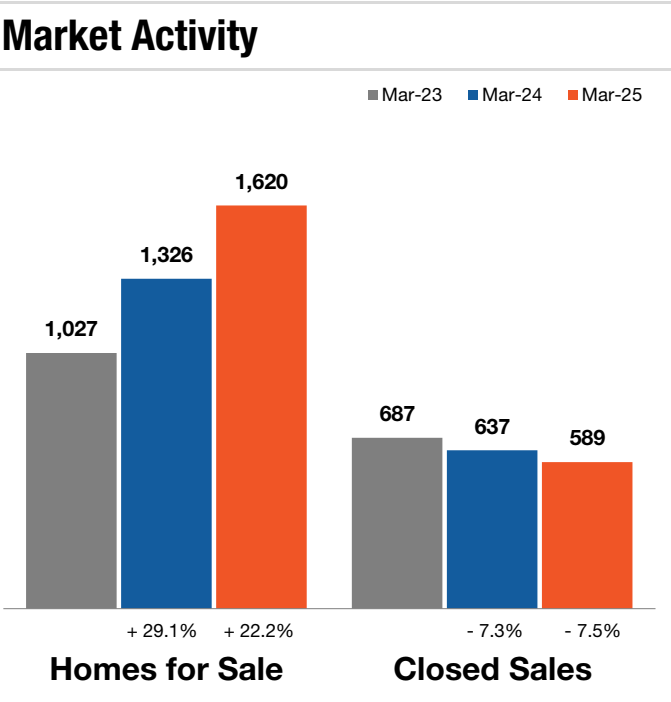
	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Mar-25	1-Yr Chg	Mar-25	1-Yr Chg	Mar-25	1-Yr Chg	Mar-25	1-Yr Chg
91901 - Alpine	\$1,055,000	↓ - 6.4%	98.5%	↓ - 0.0%	23	↓ - 25.3%	17	↑ + 21.4%
91905 - Boulevard	\$489,000	↑ + 30.4%	99.8%	↑ + 12.2%	13	↓ - 91.9%	1	↓ - 66.7%
91906 - Campo	\$455,000	↓ - 2.2%	100.0%	↑ + 4.5%	2	↓ - 97.9%	2	↓ - 60.0%
91916 - Descanso	\$675,000	↓ - 18.2%	97.1%	↓ - 1.2%	31	↑ + 49.3%	5	↑ + 150.0%
91917 - Dulzura	\$0	--	0.0%	--	0	--	0	--
91931 - Guatay	\$0	--	0.0%	--	0	--	0	--
91934 - Jacumba	\$500,000	↑ + 18.3%	100.0%	↓ - 1.8%	0	↓ - 100.0%	1	→ 0.0%
91935 - Jamul	\$832,500	↓ - 22.9%	88.0%	↓ - 3.2%	62	↑ + 6.1%	6	↑ + 20.0%
91941 - La Mesa	\$957,500	↓ - 9.2%	103.1%	↑ + 3.6%	21	↓ - 16.2%	24	↑ + 20.0%
91942 - La Mesa	\$808,500	↓ - 6.5%	101.0%	↑ + 1.1%	19	↑ + 4.0%	32	↑ + 23.1%
91945 - Lemon Grove	\$775,000	↑ + 10.9%	97.2%	↓ - 1.3%	37	↑ + 12.1%	21	↑ + 5.0%
91948 - Mount Laguna	\$0	↓ - 100.0%	0.0%	↓ - 100.0%	0	↓ - 100.0%	0	↓ - 100.0%
91962 - Pine Valley	\$649,700	--	100.3%	--	5	--	4	--
91963 - Potrero	\$750,000	--	93.9%	--	165	--	1	--
91977 - Spring Valley	\$700,000	↓ - 5.4%	98.8%	↓ - 4.1%	11	↓ - 42.1%	27	↓ - 40.0%
91978 - Spring Valley	\$646,000	↓ - 8.4%	100.1%	↓ - 0.7%	12	↑ + 371.2%	4	↓ - 20.0%
91980 - Tecate	\$0	--	0.0%	--	0	--	0	--
92004 - Borrego Springs	\$215,000	↓ - 33.8%	96.1%	↓ - 1.9%	7	↓ - 79.3%	5	↓ - 54.5%
92019 - El Cajon	\$765,000	↑ + 0.7%	97.6%	↓ - 0.4%	21	↓ - 22.5%	25	↓ - 10.7%
92020 - El Cajon	\$867,000	↑ + 12.9%	101.4%	↑ + 1.7%	19	↑ + 0.8%	20	↓ - 37.5%
92021 - El Cajon	\$735,000	↓ - 6.7%	100.6%	↑ + 1.1%	15	↓ - 32.2%	17	↓ - 50.0%
92036 - Julian	\$582,000	↓ - 9.8%	93.6%	↓ - 5.1%	110	↑ + 34.2%	6	↓ - 33.3%
92040 - Lakeside	\$850,000	↑ + 8.5%	99.7%	↓ - 0.4%	34	↑ + 209.1%	34	↑ + 13.3%
92066 - Ranchita	\$0	↓ - 100.0%	0.0%	↓ - 100.0%	0	↓ - 100.0%	0	↓ - 100.0%
92070 - Santa Ysabel	\$1,302,713	↑ + 126.2%	94.8%	↓ - 5.5%	64	↑ + 6,250.0%	2	↑ + 100.0%
92071 - Santee	\$754,500	↓ - 0.9%	100.5%	↓ - 0.8%	25	↑ + 21.5%	36	↓ - 29.4%
92086 - Warner Springs	\$240,000	↑ + 1.6%	96.0%	↑ + 2.7%	168	↑ + 178.8%	1	↓ - 75.0%

Marketwatch Report

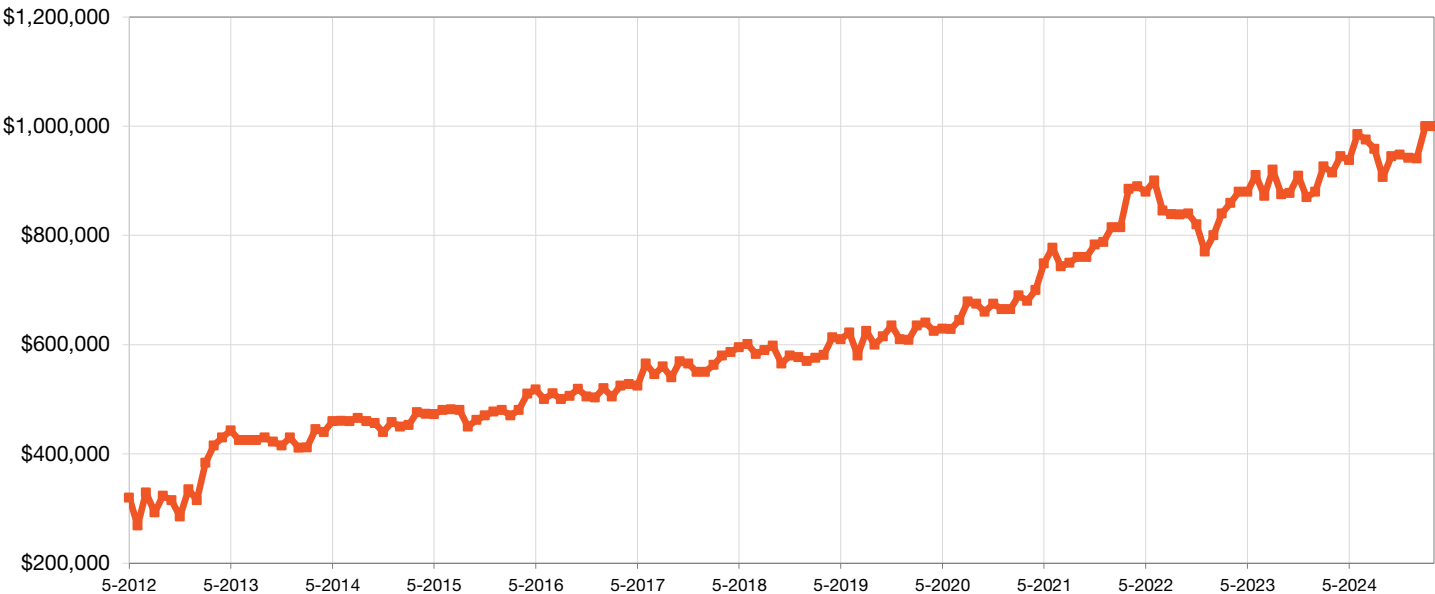
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Metro San Diego County

Key Metrics	Mar-25	1-Yr Chg
Median Sales Price	\$999,900	+ 9.3%
Average Sales Price	\$1,279,932	+ 7.0%
Pct. of Orig. Price Rec'd.	98.1%	- 2.5%
Homes for Sale	1,620	+ 22.2%
Closed Sales	589	- 7.5%
Months Supply	2.6	+ 13.0%
Days on Market	30	+ 36.4%



Historical Median Sales Price for Metro San Diego County



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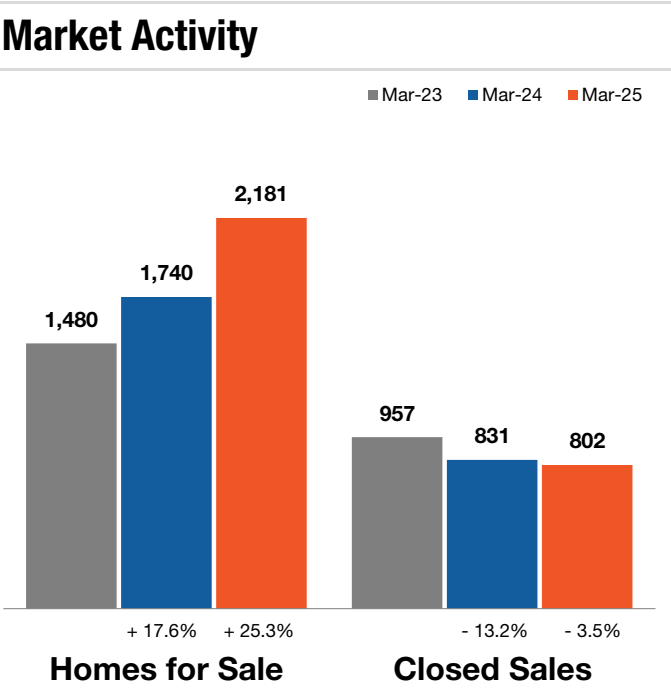
Market Statistics

Metro San Diego County ZIP Codes

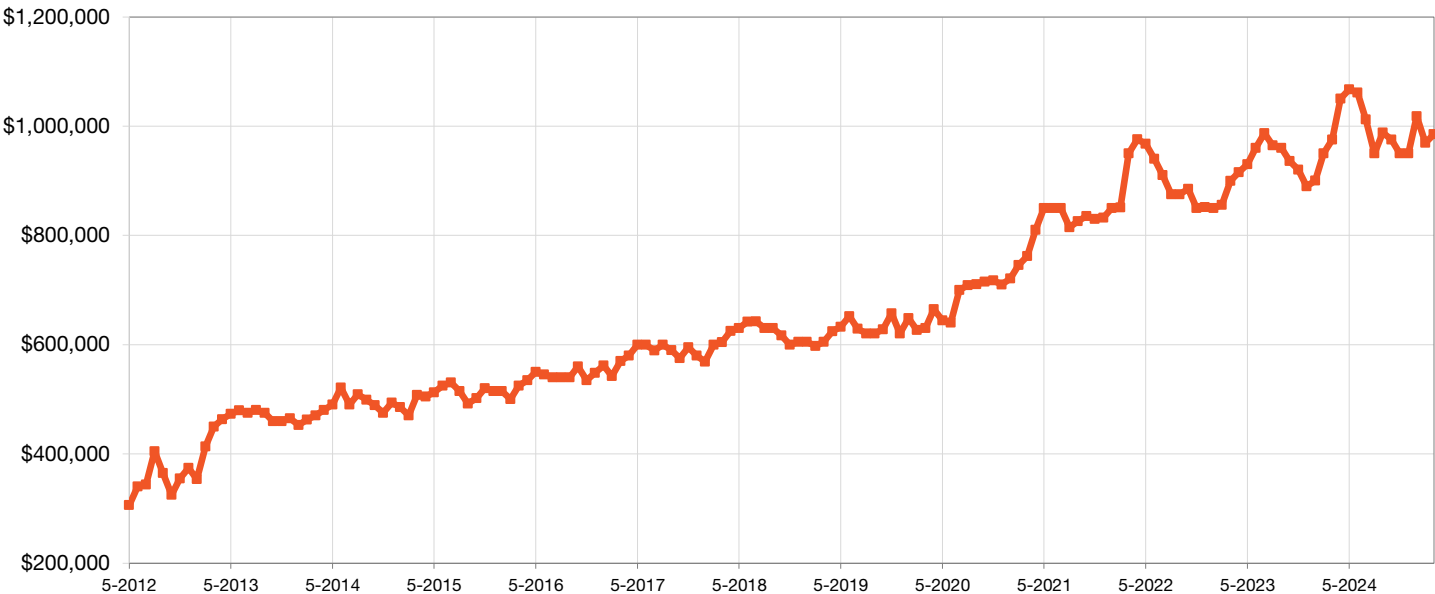
	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Mar-25	1-Yr Chg	Mar-25	1-Yr Chg	Mar-25	1-Yr Chg	Mar-25	1-Yr Chg
92037 - La Jolla	\$1,995,500	↓ - 12.3%	96.9%	↓ - 1.2%	37	↑ + 46.0%	47	↑ + 11.9%
92101 - San Diego Downtown	\$767,500	↑ + 10.5%	96.6%	↓ - 1.3%	45	↑ + 14.3%	44	↓ - 22.8%
92102 - San Diego Golden Hill	\$629,000	↓ - 13.8%	97.1%	↓ - 4.5%	34	↑ + 185.0%	10	↓ - 9.1%
92103 - Mission Hills-Hillcrest-Midtown	\$975,000	↓ - 2.5%	96.5%	↓ - 3.1%	43	↑ + 111.5%	35	↑ + 9.4%
92104 - North Park	\$1,130,000	↑ + 24.2%	98.5%	↓ - 3.6%	22	↑ + 14.7%	29	↑ + 7.4%
92105 - East San Diego	\$512,000	↓ - 23.9%	99.1%	↑ + 0.1%	21	↓ - 20.8%	15	↑ + 7.1%
92106 - Point Loma	\$1,786,000	↓ - 1.9%	102.1%	↑ + 2.0%	23	↓ - 40.7%	15	↓ - 11.8%
92107 - Ocean Beach	\$1,510,000	↑ + 55.0%	99.8%	↑ + 3.1%	37	↑ + 69.6%	17	↑ + 21.4%
92108 - Mission Valley	\$530,000	↓ - 0.9%	97.6%	↓ - 2.7%	39	↑ + 186.0%	22	↑ + 10.0%
92109 - Pacific Beach	\$1,354,750	↓ - 24.0%	98.3%	↓ - 2.8%	53	↑ + 117.6%	16	↓ - 15.8%
92110 - Old Town	\$915,000	↑ + 5.2%	99.7%	↑ + 0.3%	22	↑ + 16.3%	17	→ 0.0%
92111 - Linda Vista	\$950,000	↓ - 17.4%	98.2%	↓ - 8.1%	18	↑ + 63.3%	27	↓ - 6.9%
92113 - Logan Heights	\$737,000	↓ - 2.4%	96.2%	↓ - 2.8%	26	↓ - 4.5%	8	↓ - 20.0%
92114 - Encanto	\$778,000	↑ + 3.4%	99.0%	↓ - 4.0%	23	↑ + 16.9%	18	↓ - 25.0%
92115 - San Diego	\$850,000	↑ + 15.3%	98.1%	↓ - 2.0%	39	↑ + 168.9%	29	↓ - 23.7%
92116 - Normal Heights	\$963,000	↑ + 5.8%	96.7%	↓ - 3.7%	31	↑ + 104.7%	23	↓ - 28.1%
92117 - Clairemont Mesa	\$1,125,000	↑ + 0.4%	97.2%	↓ - 4.4%	20	↑ + 0.3%	38	↑ + 11.8%
92118 - Coronado	\$2,775,000	↑ + 1.3%	95.2%	↑ + 1.6%	43	↓ - 18.8%	15	↓ - 46.4%
92119 - San Carlos	\$985,000	↓ - 9.4%	98.9%	↓ - 2.0%	24	↑ + 71.0%	28	↑ + 21.7%
92120 - Del Cerro	\$1,132,500	↑ + 2.8%	100.6%	↓ - 1.3%	20	↑ + 67.0%	20	↓ - 31.0%
92121 - Sorrento Valley	\$0	↓ - 100.0%	0.0%	↓ - 100.0%	0	↓ - 100.0%	0	↓ - 100.0%
92122 - University City	\$765,000	↑ + 10.1%	97.6%	↓ - 0.5%	26	↓ - 5.3%	22	↓ - 4.3%
92123 - Mission Valley	\$1,042,000	↑ + 13.9%	100.8%	↓ - 1.0%	22	↑ + 185.6%	19	↑ + 11.8%
92124 - Tierrasanta	\$1,070,000	↑ + 13.8%	98.4%	↓ - 5.4%	37	↑ + 336.7%	13	→ 0.0%
92126 - Mira Mesa	\$1,100,000	↑ + 30.4%	98.4%	↓ - 5.6%	22	↑ + 51.6%	31	↓ - 3.1%
92131 - Scripps Miramar	\$1,515,250	↑ + 7.8%	99.6%	↓ - 3.8%	16	↑ + 125.7%	16	↑ + 23.1%
92139 - Paradise Hills	\$800,000	↑ + 17.0%	99.9%	↓ - 3.6%	24	↑ + 79.9%	15	↓ - 21.1%

North San Diego County

Key Metrics	Mar-25	1-Yr Chg
Median Sales Price	\$985,000	+ 1.0%
Average Sales Price	\$1,370,134	+ 4.0%
Pct. of Orig. Price Rec'd.	98.5%	- 1.9%
Homes for Sale	2,181	+ 25.3%
Closed Sales	802	- 3.5%
Months Supply	2.6	+ 18.2%
Days on Market	30	+ 20.0%



Historical Median Sales Price for North San Diego County



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North San Diego County ZIP Codes

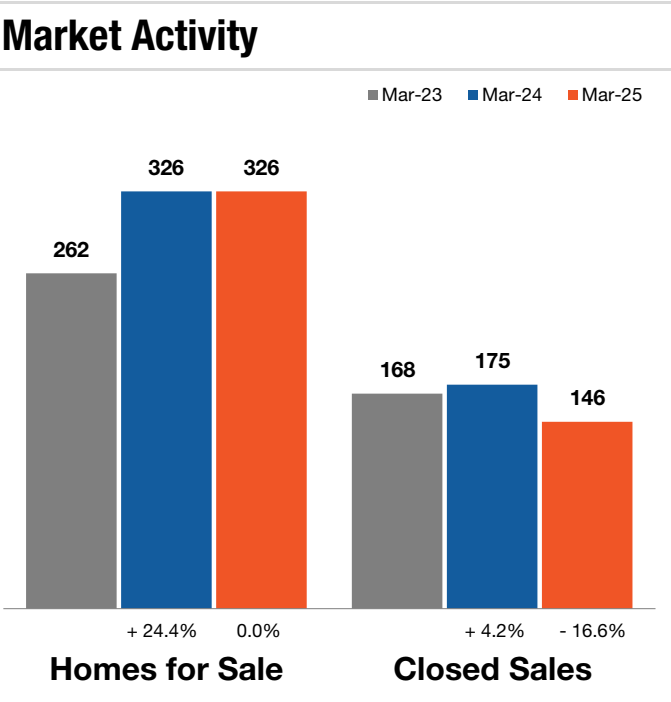
	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Mar-25	1-Yr Chg	Mar-25	1-Yr Chg	Mar-25	1-Yr Chg	Mar-25	1-Yr Chg
92003 - Bonsall	\$1,385,514	↑ + 63.0%	100.1%	↑ + 4.3%	21	↓ - 3.6%	6	↓ - 14.3%
92007 - Cardiff	\$2,225,000	↓ - 3.3%	98.9%	↑ + 0.1%	34	↓ - 18.2%	11	→ 0.0%
92008 - Carlsbad	\$1,660,000	↓ - 3.0%	97.3%	↓ - 1.0%	33	↑ + 26.4%	25	↑ + 4.2%
92009 - Carlsbad	\$1,640,000	↑ + 15.1%	98.3%	↓ - 2.2%	36	↑ + 43.3%	34	↓ - 24.4%
92010 - Carlsbad	\$1,398,000	↑ + 57.5%	97.2%	↓ - 0.0%	22	↓ - 60.8%	13	↑ + 8.3%
92011 - Carlsbad	\$1,600,000	↑ + 5.4%	100.7%	↓ - 1.0%	12	↑ + 7.6%	11	↓ - 47.6%
92014 - Del Mar	\$2,805,108	↑ + 25.1%	97.7%	↑ + 0.8%	21	↓ - 12.0%	12	→ 0.0%
92024 - Encinitas	\$1,995,000	↑ + 14.0%	99.9%	↑ + 0.1%	22	↓ - 20.1%	43	↑ + 38.7%
92025 - Escondido	\$806,000	↑ + 5.0%	97.5%	↓ - 1.7%	28	↑ + 58.7%	18	→ 0.0%
92026 - Escondido	\$780,000	↓ - 11.4%	97.3%	↓ - 4.1%	30	↑ + 71.9%	42	↓ - 2.3%
92027 - Escondido	\$753,500	↓ - 5.2%	100.6%	↑ + 0.4%	21	↓ - 5.2%	31	↓ - 16.2%
92028 - Fallbrook	\$812,500	↓ - 14.9%	97.1%	↓ - 1.3%	39	↓ - 3.9%	46	→ 0.0%
92029 - Escondido	\$892,500	↓ - 33.1%	100.4%	↑ + 0.5%	18	↓ - 20.3%	12	↓ - 7.7%
92054 - Oceanside	\$1,077,000	↑ + 1.1%	98.5%	↑ + 0.6%	37	↑ + 16.0%	29	→ 0.0%
92056 - Oceanside	\$820,000	↓ - 9.4%	99.4%	↓ - 1.4%	26	↑ + 13.9%	55	↑ + 5.8%
92057 - Oceanside	\$640,000	↑ + 1.8%	99.1%	↓ - 2.2%	27	↑ + 21.0%	52	↑ + 8.3%
92058 - Oceanside	\$785,000	↓ - 3.1%	104.3%	↑ + 2.5%	43	↑ + 311.1%	6	↓ - 25.0%
92059 - Pala	\$0	↓ - 100.0%	0.0%	↓ - 100.0%	0	↓ - 100.0%	0	↓ - 100.0%
92061 - Pauma Valley	\$0	↓ - 100.0%	0.0%	↓ - 100.0%	0	↓ - 100.0%	0	↓ - 100.0%
92064 - Poway	\$1,550,000	↑ + 18.0%	100.8%	↓ - 2.2%	27	↑ + 120.3%	19	↓ - 29.6%
92065 - Ramona	\$800,000	→ 0.0%	97.6%	↓ - 1.9%	38	↑ + 124.5%	29	↑ + 3.6%
92067 - Rancho Santa Fe	\$5,300,000	↑ + 6.0%	90.8%	↓ - 3.3%	68	↑ + 4.1%	12	↓ - 7.7%
92069 - San Marcos	\$820,000	↓ - 12.8%	99.3%	↓ - 1.8%	22	↑ + 42.0%	25	↑ + 8.7%
92075 - Solana Beach	\$2,262,500	↑ + 66.1%	97.4%	↓ - 3.2%	31	↑ + 137.2%	10	→ 0.0%
92078 - San Marcos	\$945,500	↓ - 3.0%	98.1%	↓ - 1.7%	34	↑ + 43.0%	34	↓ - 8.1%
92081 - Vista	\$911,000	↑ + 0.7%	99.3%	↓ - 0.6%	26	↑ + 1.1%	22	→ 0.0%
92082 - Valley Center	\$987,500	↑ + 4.5%	98.0%	↓ - 0.9%	34	↓ - 15.1%	28	↑ + 154.5%
92083 - Vista	\$785,000	↓ - 9.7%	99.7%	↓ - 0.4%	31	↓ - 8.3%	13	↓ - 38.1%
92084 - Vista	\$995,000	↑ + 8.2%	97.5%	↓ - 2.3%	27	↓ - 9.4%	28	↓ - 12.5%
92091 - Rancho Santa Fe	\$1,872,166	↓ - 64.0%	92.1%	↓ - 5.2%	49	↓ - 47.3%	6	↑ + 100.0%
92127 - Rancho Bernardo	\$2,137,500	↑ + 31.3%	98.6%	↓ - 3.0%	26	↑ + 11.0%	26	↓ - 27.8%
92128 - Rancho Bernardo	\$880,000	↑ + 6.0%	98.0%	↓ - 3.6%	29	↑ + 75.8%	47	↓ - 11.3%
92129 - Rancho Penasquitos	\$1,020,000	↓ - 18.4%	99.2%	↓ - 6.0%	27	↑ + 331.8%	25	→ 0.0%
92130 - Carmel Valley	\$1,500,000	↓ - 17.5%	99.1%	↓ - 3.5%	29	↓ - 13.3%	32	↑ + 3.2%

Marketwatch Report

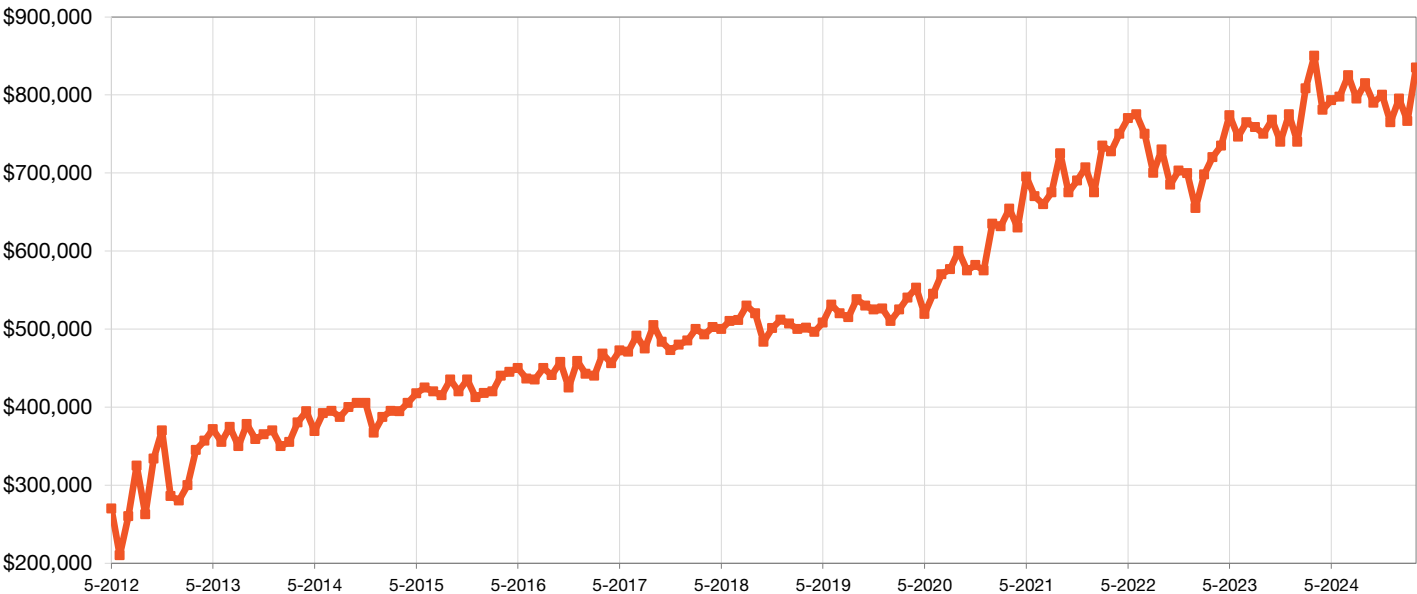
March 2025

South San Diego County

Key Metrics	Mar-25	1-Yr Chg
Median Sales Price	\$835,000	- 1.8%
Average Sales Price	\$887,356	- 2.2%
Pct. of Orig. Price Rec'd.	99.3%	- 1.0%
Homes for Sale	326	0.0%
Closed Sales	146	- 16.6%
Months Supply	2.1	0.0%
Days on Market	26	+ 30.0%



Historical Median Sales Price for South San Diego County



South San Diego County ZIP Codes

	Median Sales Price		Pct. of Orig. Price Rec'd.		Days on Market		Closed Sales	
	Mar-25	1-Yr Chg	Mar-25	1-Yr Chg	Mar-25	1-Yr Chg	Mar-25	1-Yr Chg
91902 - Bonita	\$1,192,038	↑ + 6.0%	99.7%	↑ + 0.9%	23	↓ - 2.1%	10	↓ - 23.1%
91910 - Chula Vista	\$847,500	↓ - 0.3%	100.1%	↑ + 1.3%	21	↓ - 31.9%	16	↓ - 11.1%
91911 - Chula Vista	\$825,000	↑ + 8.9%	100.5%	↓ - 0.7%	18	↑ + 7.1%	20	↓ - 37.5%
91913 - Chula Vista	\$862,500	↓ - 2.0%	99.7%	↓ - 1.6%	26	↑ + 64.8%	40	↓ - 21.6%
91914 - Chula Vista	\$1,149,000	↑ + 16.8%	97.8%	↓ - 3.3%	18	↑ + 26.7%	11	↓ - 26.7%
91915 - Chula Vista	\$790,000	↓ - 3.7%	98.7%	↓ - 2.5%	35	↑ + 62.1%	24	↓ - 4.0%
91932 - Imperial Beach	\$877,500	↑ + 2.0%	98.7%	↑ + 6.0%	25	↓ - 23.7%	12	↑ + 33.3%
91950 - National City	\$605,000	↓ - 13.6%	97.6%	↓ - 2.1%	26	↑ + 5.8%	11	↑ + 22.2%
92154 - Otay Mesa	\$726,500	↓ - 1.2%	99.9%	↓ - 1.9%	21	↓ - 0.4%	24	↓ - 22.6%
92173 - San Ysidro	\$320,000	↓ - 17.9%	96.7%	↓ - 1.9%	81	↑ + 386.0%	2	↓ - 33.3%