

APRIL 28, 2026 - WRITTEN BY STEVEN THOMAS

ONE MARKET, A SPECTRUM OF SPEEDS

THE SPEED OF THE SAN DIEGO COUNTY HOUSING MARKET DEPENDS ON
PRICE, LOCATION, AND WHETHER A PROPERTY IS ATTACHED OR
DETACHED.



For anyone who travels, there are days when the airport TSA lines stretch a mile through a maze of rope dividers. Before arriving at the airport, almost everyone grows anxious, anticipating how long it will take to get through security. When the lines wrap around the airport, the anxiety grows. There is more than one line, and some lines are moving much quicker than others. General screening is by far the slowest, with the longest lines and the most patience required. The TSA PreCheck line moves a bit faster, has a much shorter line, and does not require travelers to remove their electronic devices from their bags. It is reserved for travelers who have paid for the service and have had a background check. And now there is an even faster lane, TSA PreCheck Touchless ID, that allows passengers to use facial recognition technology instead of showing a physical ID. The travelers who move through the touchless line seemingly walk through security. TSA anxiety depends on which line a traveler can use.

Similarly, before a seller places their home on the market, almost every homeowner grows anxious, wondering how long it will take to sell. Some price ranges are faster than others. There is a considerable difference in the type of home, detached or attached. A seller's anxiety depends on the price range and the property type.

A detached home that pops on the market priced at \$850,000 will receive plenty of attention and has the best shot in San Diego County to fly off the market with multiple offers. With the important caveat that it is not only in great condition but is priced appropriately. Yet a condominium priced at \$450,000 takes twice as long as that detached \$850,000 home and does not garner the same level of fanfare.

There is a wide spectrum of speeds across the San Diego County housing market. It is not one-size-fits-all. The Expected Market Time (the number of days it takes to sell all listings at the current buying pace) for the county, both detached and attached combined, is 84 days. Of course, the market is much hotter in lower price ranges, but the higher the price range, the longer it takes to sell a home. The Expected Market Time is the true "speed" of the market. The speed depends on a home's price point.

Detached Homes	Current Actives	Demand (Last 30 Days Pending)	Market Time (In Days)	Attached Homes	Current Actives	Demand (Last 30 Days Pending)	Market Time (In Days)
All of S.D.	3,885	1,459	80 Days	All of S.D.	1,457	456	96 Days
\$0-\$500k	456	119	115 Days	\$0-\$500k	352	93	114 Days
\$500k-\$750k	587	247	71 Days	\$500k-\$750k	482	184	79 Days
\$750k-\$1m	804	425	57 Days	\$750k-\$1m	295	96	92 Days
\$1m-\$1.25m	458	217	63 Days	\$1m-\$2m	258	75	103 Days
\$1.25m-\$1.5m	352	150	70 Days	\$2m+	70	8	263 Days
\$1.5m-\$2m	409	126	97 Days				
\$2m-\$4m	493	136	109 Days				
\$4m-\$8m	219	37	178 Days				
\$8m+	107	2	1,605 Days				

The market is the hottest for detached homes priced between \$500,000 and \$1.5 million, considered the "sweet spot." There is more buyer activity in these price points than in the rest of the market, with an Expected Market Time that ranges from 57 to 71 days. Homes within these price ranges that are accurately priced with all the bells and whistles, "WOW"

properties, tend to attract multiple offers and often sell at or above their asking prices. For detached homes priced below \$500,000 and homes between \$1.5 million and \$2 million, it is not quite as instant.

Luxury homes priced above \$2 million, the top 10% of the San Diego County Market, take the longest to sell. The expectation for these homes is that they will take much longer to sell and require plenty of patience, along with precision pricing. They typically do not fly off the market, and buyers are not tripping over themselves to purchase. The pace is the slowest for homes priced above \$8 million, currently stretching 1,605 days, or over four years. There are not enough buyers looking for ultra-luxury homes compared to the number of sellers competing against each other.

The attached homes market is considerably slower than the detached market. This is due to rising costs of condominium homeowner associations. Maintenance costs, skyrocketing insurance premiums, and reserve fund issues have resulted in rising monthly association dues and special assessments. In addition, today's higher mortgage rates have eroded home affordability for condominiums, which many first-time home buyers view as a stepping stone to home ownership. This has translated to longer market times for attached homes. The hottest price range for attached properties is \$500,000 to \$750,000 at 79 days, followed by \$750,000 to \$1 million at 92 days. Small, entry-level condominiums priced below \$500,000 are sluggish at 114 days. A year ago, it had a market time of 104 days. Similar to detached homes, the higher the price, the longer it takes to sell.

Before coming on the market, homeowners should understand that market speed depends on the price point and whether a home is detached or attached. It also depends on the area. Some cities sell quicker than others for a variety of reasons, including price. Lemon Grove has a market time of 19 days compared to Pauma Valley at 660. Most importantly, homeowners need to consider the price carefully. A home that has all the bells and whistles and in turn key condition, yet is overpriced, will languish on the market without success. The best strategy is to price a home based on its **Fair Market Value**, carefully considering condition, location, upgrades, updates, and amenities, and using all recent comparable closed and pending sales.

The Bottom Line: San Diego County housing has a spectrum of speeds that varies by price point, location, and property type. Regardless, price is the most important factor in securing success.



ACTIVE LISTINGS

THE INVENTORY INCREASED BY 5% IN THE PAST COUPLE OF WEEKS.

The active listing inventory increased by 265 homes over the past two weeks, up 5%, to 5,342. The inventory is increasing at a faster pace as the market dives further into spring. This is the time of year when an elevated number of homes come on the market, outpacing any rise in demand. As a result, seller competition is increasing week by week, and this trend will continue until the inventory reaches a peak between July and August.

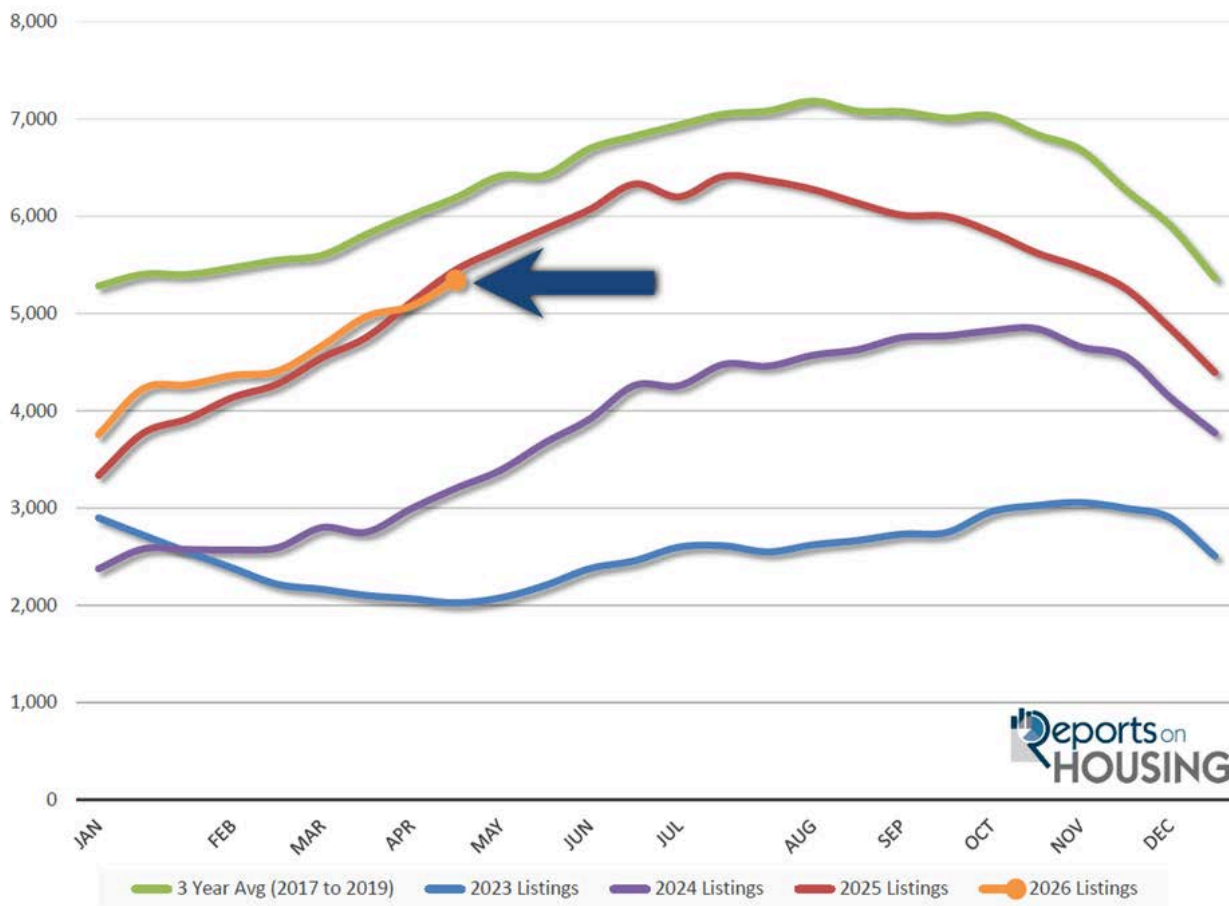
Last year, the inventory was at 5,447 homes, **105 additional homes, or 2% more**. The year-over-year gap continued to widen over the past couple of weeks. The 3-year average before COVID (2017 through 2019) was 6,190, an additional 848 homes, or 16% more.

Homeowners continue to “hunker down” in their homes, unwilling to move because of their

current, underlying, locked-in, low fixed-rate mortgage. This trend has been easing from the lows established in 2023. Through March, 9,867 homes were placed on the market in San Diego County, 3,253 fewer than the 3-year average before COVID (2017-2019), 25% less. In 2025, 10,161 homes entered the market (3% more), compared to 8,174 in 2024 (17% less), and 6,943 in 2023 (30% less). Slightly fewer homes have come on the market this year than last.

SAN DIEGO COUNTY

ACTIVE LISTING INVENTORY YEAR-OVER-YEAR



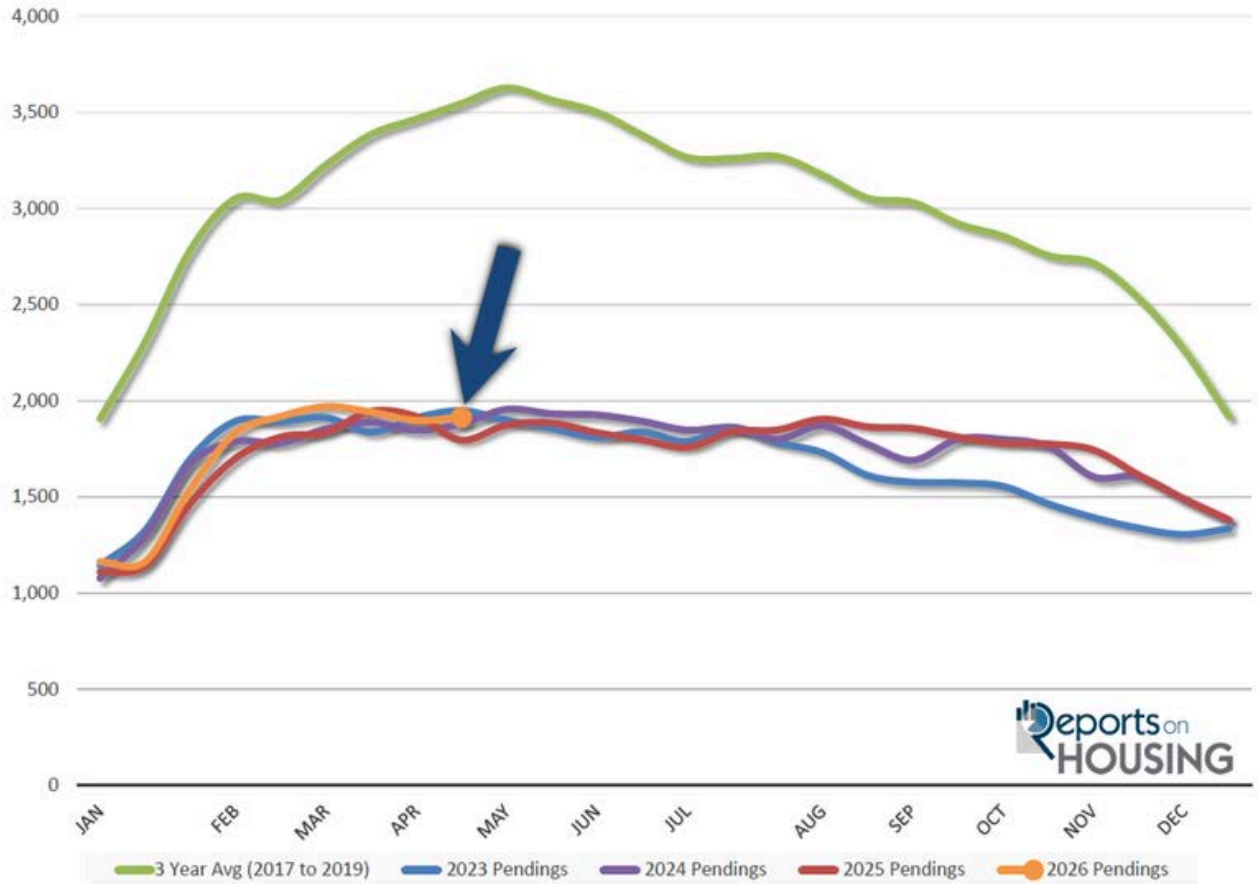
Demand, a snapshot of the number of new pending sales over the prior month, increased from 1,898 to 1,914 in the past couple of weeks, up 17 pending sales, or 1%. Even though demand appears to have peaked in mid-March, it will remain relatively flat, yet elevated, through September. If the Iran conflict were to end soon and the Strait of Hormuz were to reopen, mortgage rates could fall back towards 6% and even lower with any signs of further labor market weakness.

Last year, demand was 1,796, with **119 fewer pending sales, or 6% lower**. The 3-year average before COVID (2017 to 2019) was 3,546 pending sales, **85% more than today, or an additional 1,631**.

As the Federal Reserve has indicated, it is essential to watch all economic releases for signs of slowing. These releases can cause mortgage rates to rise or fall, depending on how they compare with market expectations. It is also important to monitor any

developments in the Iran conflict and its impact on the oil market, and ultimately inflation, which can also cause mortgage rates to rise or fall. This week, the Federal Reserve meets and will conduct a press conference to announce its decision on the Federal Funds rate. The Personal Consumption Expenditures – Price Index (PCE), the Fed’s preferred inflation gauge, will be released on Thursday. Next week is jobs week, which includes the number of job openings, wages, and the number of jobs created or lost, one of the month’s most important economic data points.

SAN DIEGO COUNTY DEMAND YEAR-OVER-YEAR



EXPECTED MARKET TIME

IN THE PAST TWO WEEKS, THE MARKET TIME HAS INCREASED BY FOUR DAYS.

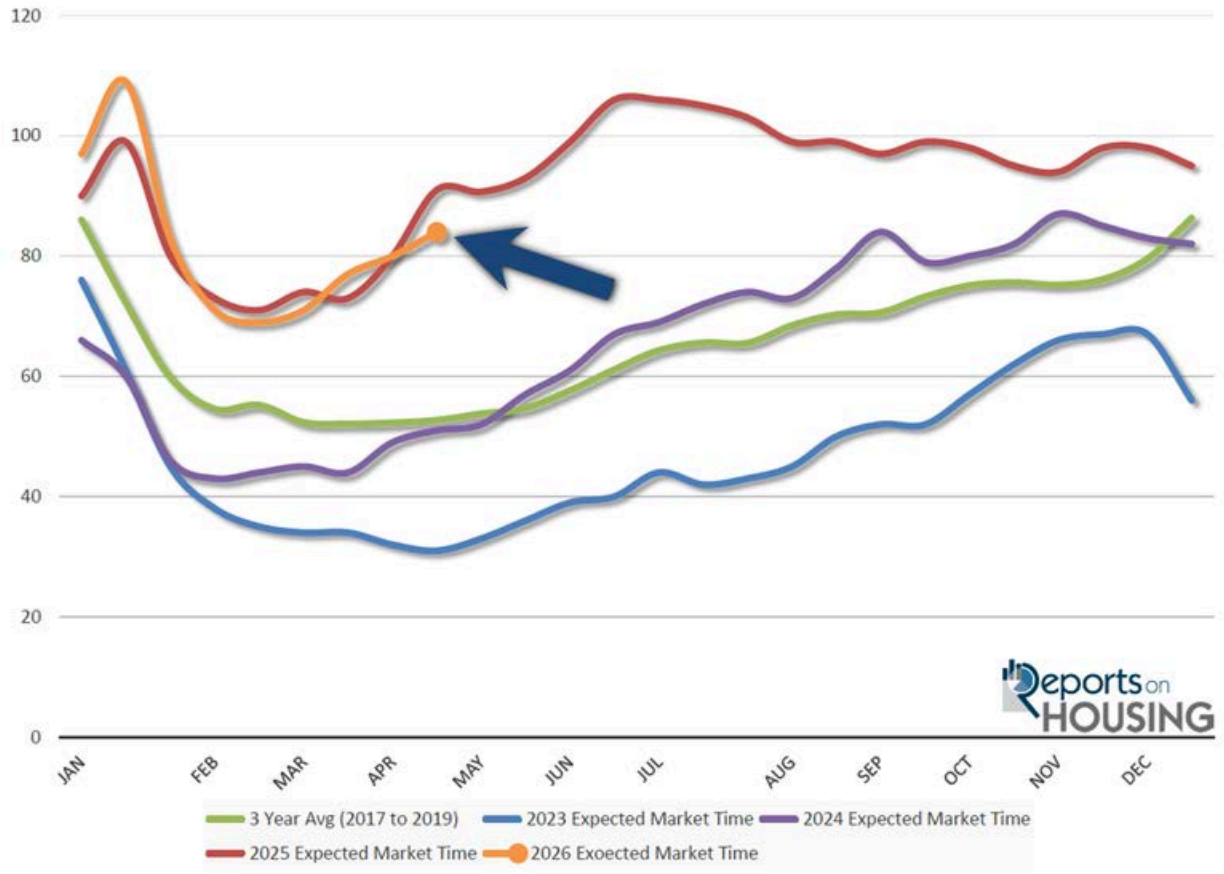
With the supply of available homes rising by 265 homes, **up 5%**, and demand rising by 17 pending sales, **up 1%**, the Expected Market Time (the number of days it takes to sell all San Diego County listings at the current buying pace) increased from 80 to 84 days in the past couple of weeks. It was 71 days in March.

Last year, it was 91 days, slightly slower than today. The 3-year average before COVID (2017 to 2019) was 53 days, quicker than today.

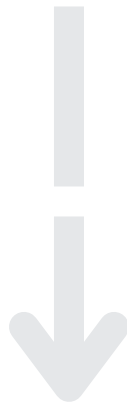
The Expected Market Time for condominiums and townhomes remained unchanged in the past two weeks at 96 days. It was 109 days last year. For detached homes, the Expected Market Time increased from 75 to 80 days. It was 82 days a year ago. The detached-home market is faster than the attached-home market.

SAN DIEGO COUNTY

EXPECTED MARKET TIME YEAR-OVER-YEAR (IN DAYS)



SAN DIEGO COUNTY LUXURY END BREAKDOWN



In the past couple of weeks, the luxury inventory of homes priced above \$2 million (the top 10% of the San Diego County housing market) increased from 846 to 889 homes, up 43 homes, or 5%. Luxury demand fell by four pending sales, down 2%, and now sits at 183. With supply rising and demand falling, the Expected Market Time for luxury homes priced above \$2 million rose from 136 to 146 days, representing a 10-day rise. Like the rest of the market, the luxury market is slowing from week to week and will continue to do so until peaking sometime during the summer.

Year over year, the active luxury inventory is down by 105 homes (-11%), and luxury demand is up by seven pending sales (+4%). Last year's Expected Market Time was 169 days, slower than today.

In the past two weeks, the expected market time for homes priced between \$2 million and \$4 million increased from 110 to 116 days. For homes priced between \$4 million and \$6 million, the Expected Market Time increased from 136 to 158 days. For homes priced above \$6 million, the Expected Market Time decreased from 600 to 570 days. Luxury is at 146 days overall. At 146 days, a seller would be looking to place their home in escrow around **September 2026**.

SAN DIEGO COUNTY MARKET BREAKDOWN

PRICE RANGES & MARKET SPEED	MARKET TIME	% OF CURRENT INVENTORY	% OF CURRENT DEMAND	LAST YEAR
\$0 - \$750k	88 Days	35%	33%	92 Days
\$750k - \$1m	63 Days	21%	27%	65 Days
\$1m - \$1.25m	69 Days	11%	13%	86 Days
\$1.25m - \$1.5m	76 Days	8%	9%	87 Days
\$1.5m - \$2m	96 Days	9%	8%	94 Days
\$2m - \$4m	116 Days	10%	7%	131 Days
\$4M - \$6M	158 Days	3%	2%	300 Days
\$6m +	570 Days	3%	1%	498 Days

- **INVENTORY:** The active listing inventory over the past couple of weeks increased by 265 homes, or 5%, and now stands at 5,342. Last year, there were 5,447 homes on the market, 105 additional homes, or 2% more. The 3-year average before COVID (2017-2019) was 6,190, which is 16% higher. Through March, 25% fewer homes came on the market compared to the 3-year average before COVID (2017-2019), 3,253 less. Additionally, 294 fewer sellers came on the market this year than last year, but 1,693 more than in 2024, and 2,924 more than in 2023.
- **DEMAND:** Buyer demand, the number of pending sales over the prior month, increased from 1,898 to 1,915, up by 17 pending sales, or 1%, its first rise since mid-March. Last year, there were 1,796 pending sales, **6% less than today**. The 3-year average before COVID (2017-2019) was 3,546, which is 85% higher.
- **MARKET TIME:** With supply rising faster than demand, the Expected Market Time, the number of days to sell all San Diego County listings at the current buying pace, rose from 80 to 84 days in the past couple of weeks, its slowest pace since mid-January. Last year, it was 91 days, slightly slower than today. The 3-year average before COVID (2017-2019) was 53 days, which is faster than today.
- **LUXURY:** In the past two weeks, the expected market time for homes priced between \$2 million and \$4 million increased from 110 to 116 days. For homes priced between \$4 million and \$6 million, the Expected Market Time increased from 136 to 158 days. For homes priced above \$6 million, the Expected Market Time decreased from 600 to 570 days.
- **DISTRESSED HOMES:** Short sales and foreclosures combined, comprised only 1.1% of all listings and 1.5% of demand. Only 22 foreclosures and 36 short sales are available today in San Diego County, for a total of 58 distressed homes on the active market, down by seven from two weeks ago. Last year, 31 distressed homes were on the market, slightly fewer than today.
- **CLOSED SALES:** There were 2,057 closed residential resales in March, up 11% compared to March 2025's 1,860, and up 22% from February. The sales-to-list price ratio in San Diego County was 100.0%. Foreclosures accounted for 0.2% of all closed sales, and short sales accounted for 0.4% of all closed sales. That means 99.4% of all sales were made by sellers with equity.

SAN DIEGO COUNTY MARKET TIME REPORT

APR. 28, 2026 - ONE MARKET, A SPECTRUM OF SPEEDS

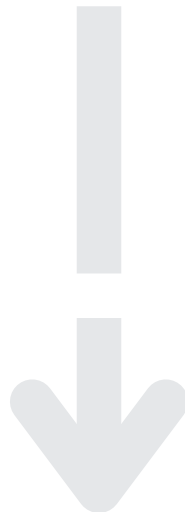
SAN DIEGO COUNTY CITIES	CURRENT ACTIVES	DEMAND (LAST 30 DAYS PENDING)	MARKET TIME (IN DAYS)	MARKET TIME 2-WEEKS AGO	MARKET TIME 4-WEEKS AGO	MARKET TIME 1-YEAR AGO	MARKET TIME 2-YEARS AGO	MEDIAN ACTIVE LIST PRICE
4/23/2026								
Alpine	39	10	117	96	48	86	67	\$1.2m
Bonita	18	12	45	83	42	150	32	\$1.3m
Bonsall	30	10	90	79	98	124	150	\$1.1m
Borrego Springs	47	8	176	115	199	136	113	\$359k
Campo	11	2	165	83	65	195	41	\$519k
Cardiff by the Sea	15	10	45	90	90	86	71	\$3.5m
Carlsbad	243	87	84	78	82	86	47	\$1.5m
Carmel Valley	69	21	99	51	56	69	44	\$1.4m
Chula Vista	254	118	65	68	61	67	43	\$832k
City Heights	44	20	66	66	73	112	25	\$620k
Clairemont	60	30	60	53	46	94	38	\$1.0m
Coronado	104	19	164	216	173	140	145	\$3.1m
Del Cerro	49	17	86	90	36	51	31	\$800k
Del Mar	58	13	134	342	188	218	80	\$4.5m
Downtown	353	40	265	196	218	254	155	\$699k
El Cajon	189	81	70	55	53	71	38	\$780k
Encanto	49	25	59	71	56	44	41	\$799k
Encinitas	102	38	81	84	78	113	73	\$2.8m
Escondido	300	124	73	69	75	70	46	\$880k
Fallbrook	192	59	98	115	99	79	64	\$987k
Imperial Beach	67	8	251	112	108	147	153	\$915k
Jamul	26	4	195	230	126	99	68	\$1.2m
Julian	45	8	169	308	258	230	210	\$750k
La Jolla	156	44	106	117	83	162	117	\$3.3m
La Mesa	91	45	61	57	65	79	30	\$899k
Lakeside	60	25	72	61	61	52	42	\$725k
Lemon Grove	12	19	19	23	34	71	50	\$748k
Linda Vista	48	22	65	59	59	77	25	\$748k
Mira Mesa	75	40	56	75	80	68	29	\$965k
Mission Hills/Hillcrest	101	31	98	93	119	132	73	\$950k
Mission Valley	101	24	126	155	171	171	49	\$575k
National City	13	8	49	38	50	65	44	\$705k
Normal Heights	38	13	88	83	43	103	47	\$1.2m
North Park	60	13	138	63	55	95	44	\$745k
Ocean Beach	35	9	117	69	38	180	78	\$1.4m
Oceanside	301	134	67	56	55	75	49	\$898k
Old Town SD	58	15	116	130	107	116	34	\$754k
Otay Mesa	69	34	61	72	56	43	36	\$679k
Pacific/Mission Beach	110	28	118	110	145	133	69	\$1.6m
Paradise Hills	13	14	28	24	39	56	30	\$750k
Pauma Valley	22	1	660	660	720	420	60	\$925k
Pine Valley	9	6	45	100	135	100	Infinite	\$895k
Point Loma	43	11	117	84	115	221	160	\$2.2m
Poway	69	33	63	61	66	88	41	\$1.7m
Ramona	79	26	91	92	64	64	35	\$950k
Rancho Bernardo	133	59	68	79	58	93	40	\$810k
Rancho Peñasquitos	62	37	50	49	40	55	29	\$1.1m
Rancho Santa Fe	93	17	164	130	156	300	139	\$7.9m
San Carlos	34	13	78	44	32	77	19	\$747k
San Diego	2,000	662	91	86	80	100	48	\$830k
San Marcos	147	64	69	52	54	61	42	\$869k

SAN DIEGO COUNTY MARKET TIME REPORT

APR. 28, 2026 - ONE MARKET, A SPECTRUM OF SPEEDS

SAN DIEGO COUNTY CITIES	CURRENT ACTIVES	DEMAND (LAST 30 DAYS PENDING)	MARKET TIME (IN DAYS)	MARKET TIME 2-WEEKS AGO	MARKET TIME 4-WEEKS AGO	MARKET TIME 1-YEAR AGO	MARKET TIME 2-YEARS AGO	MEDIAN ACTIVE LIST PRICE
4/23/2026								
San Ysidro	17	5	102	105	72	110	38	\$599k
Santaluz	96	23	125	98	99	89	33	\$1.5m
Santee	73	45	49	43	68	77	27	\$775k
Scripps Ranch	44	22	60	53	44	105	29	\$1.4m
Solana Beach	43	11	117	163	146	180	90	\$2.2m
Spring Valley	71	47	45	49	47	55	38	\$775k
Tierrasanta	20	13	46	48	33	60	19	\$900k
University City	74	30	74	87	100	102	35	\$722k
Valley Center	73	23	95	115	96	116	76	\$1.2m
Vista	148	58	77	95	96	86	36	\$995k
All of S.D.	5,342	1,915	84	80	77	91	51	\$930k

SAN DIEGO COUNTY PRICE RANGES REPORT



SAN DIEGO COUNTY PRICE RANGE REPORT

APR. 28, 2026 - ONE MARKET, A SPECTRUM OF SPEEDS

SAN DIEGO COUNTY ATTACHED HOMES	CURRENT ACTIVES	DEMAND (LAST 30 DAYS PENDING)	MARKET TIME (IN DAYS)	MARKET TIME 2-WEEKS AGO	MARKET TIME 4-WEEKS AGO	MARKET TIME 1-YEAR AGO	MARKET TIME 2-YEARS AGO	MEDIAN ACTIVE LIST PRICE
4/23/2026								
All of S.D.	1,457	456	96	96	96	109	52	\$700k
S.D. \$0-\$500k	352	93	114	114	102	104	45	\$430k
S.D. \$500k-\$750k	482	184	79	77	78	100	45	\$649k
S.D. \$750k-\$1m	295	96	92	92	104	100	42	\$844k
S.D. \$1m-\$2m	258	75	103	109	109	134	77	\$1.3m
S.D. \$2m+	70	8	263	293	206	194	139	\$3.0m

SAN DIEGO COUNTY DETACHED HOMES	CURRENT ACTIVES	DEMAND (LAST 30 DAYS PENDING)	MARKET TIME (IN DAYS)	MARKET TIME 2-WEEKS AGO	MARKET TIME 4-WEEKS AGO	MARKET TIME 1-YEAR AGO	MARKET TIME 2-YEARS AGO	MEDIAN ACTIVE LIST PRICE
4/23/2026								
All of S.D.	3,885	1,459	80	75	70	82	51	\$1.1m
S.D. \$0-\$500k	456	119	115	100	153	150	84	\$409k
S.D. \$500k-\$750k	587	247	71	67	58	56	32	\$645k
S.D. \$750k-\$1m	804	425	57	56	50	54	32	\$880k
S.D. \$1m-\$1.25m	458	217	63	64	59	77	37	\$1.1m
S.D. \$1.25m-\$1.5m	352	150	70	65	64	82	54	\$1.4m
S.D. \$1.5m-\$2m	409	126	97	80	67	85	59	\$1.7m
S.D. \$2m-\$4m	493	136	109	104	82	124	91	\$2.7m
S.D. \$4m-\$6m	219	37	178	149	152	268	130	\$5.4m
S.D. \$6m+	107	2	1,605	1,010	960	611	231	\$11.0m

SAN DIEGO COUNTY ALL HOMES	CURRENT ACTIVES	DEMAND (LAST 30 DAYS PENDING)	MARKET TIME (IN DAYS)	MARKET TIME 2-WEEKS AGO	MARKET TIME 4-WEEKS AGO	MARKET TIME 1-YEAR AGO	MARKET TIME 2-YEARS AGO	MEDIAN ACTIVE LIST PRICE
4/23/2026								
All of S.D.	5,342	1,915	84	80	77	91	51	\$930k
S.D. \$0-\$500k	808	212	114	106	121	113	54	\$420k
S.D. \$500k-\$750k	1,069	431	74	71	67	83	40	\$645k
S.D. \$750k-\$1m	1,099	521	63	63	61	65	35	\$875k
S.D. \$1m-\$1.25m	570	249	69	67	62	86	38	\$1.1m
S.D. \$1.25m-\$1.5m	423	168	76	73	73	87	59	\$1.4m
S.D. \$1.5m-\$2m	484	151	96	83	74	94	70	\$1.7m
S.D. \$2m-\$4m	550	142	116	110	88	131	96	\$2.7m
S.D. \$4m-\$6m	168	32	158	136	153	300	127	\$4.9m
S.D. \$6m+	171	9	570	600	456	498	244	\$8.8m

*Data tabulated from CRMLS. This data may not reflect all real estate activity in the market. Due to Range Price listings, "All Homes," "Attached" and "Detached" totals do not add up and are slightly off.

SAN DIEGO COUNTY SOLD REPORT

APR. 28, 2026 - ONE MARKET, A SPECTRUM OF SPEEDS

SAN DIEGO COUNTY CITIES	UNITS SOLD MAR 2026	MEDIAN SALES PRICE	MEDIAN LIST PRICE	SALES TO LIST PRICE RATIO	LOW PRICE	HIGH PRICE	MEDIAN SQ. FT.	MEDIAN \$ PER SQ. FT.	MEDIAN DOM	UNITS SOLD MAR 2025
Alpine	23	\$925,000	\$899,000	100.0%	\$430,000	\$1,690,000	2,072	\$446	15	17
Bonita	8	\$1,028,500	\$997,513	100.9%	\$310,000	\$1,235,000	2,206	\$466	31	10
Bonsall	6	\$1,255,000	\$1,274,500	100.0%	\$502,000	\$2,200,000	2,624	\$478	102	6
Borrego Springs	9	\$399,000	\$399,000	98.4%	\$160,000	\$905,000	1,990	\$201	60	5
Campo	6	\$471,500	\$460,000	101.7%	\$199,900	\$705,000	1,429	\$330	44	2
Cardiff by the Sea	11	\$2,350,000	\$2,399,900	100.0%	\$1,050,000	\$3,890,000	1,897	\$1,239	19	11
Carlsbad	113	\$1,592,200	\$1,599,000	99.6%	\$625,000	\$6,100,000	2,011	\$792	15	83
Carmel Valley	19	\$1,700,000	\$1,599,000	99.5%	\$620,000	\$4,750,000	2,103	\$808	8	32
Chula Vista	125	\$799,000	\$795,000	100.0%	\$305,000	\$1,925,000	1,699	\$470	15	113
City Heights	21	\$705,000	\$675,000	101.9%	\$359,900	\$920,000	1,009	\$699	13	16
Clairemont	33	\$987,000	\$1,049,000	99.4%	\$357,900	\$1,975,000	1,204	\$820	19	35
Coronado	19	\$2,189,200	\$2,399,000	96.7%	\$950,000	\$8,100,000	1,860	\$1,177	19	15
Del Cerro	39	\$960,000	\$939,000	100.0%	\$387,000	\$2,437,888	1,442	\$666	11	20
Del Mar	17	\$3,175,000	\$3,249,000	97.2%	\$600,000	\$12,800,000	2,369	\$1,340	25	13
Downtown	46	\$797,000	\$797,450	98.0%	\$360,000	\$3,375,000	1,213	\$657	35	42
El Cajon	92	\$757,500	\$744,500	100.0%	\$187,250	\$2,500,000	1,411	\$537	15	62
Encanto	19	\$730,000	\$735,000	100.0%	\$490,000	\$815,000	1,384	\$527	16	18
Encinitas	50	\$2,012,500	\$1,900,000	99.3%	\$533,000	\$5,325,000	1,881	\$1,070	19	44
Escondido	119	\$820,000	\$848,747	100.0%	\$295,000	\$1,800,000	1,702	\$482	17	103
Fallbrook	57	\$929,000	\$925,000	100.0%	\$170,000	\$2,425,000	2,341	\$397	28	45
Imperial Beach	15	\$789,000	\$799,000	98.5%	\$590,000	\$1,150,000	1,501	\$526	25	12
Jamul	10	\$842,500	\$807,000	100.0%	\$663,000	\$1,530,000	2,608	\$323	7	6
Julian	5	\$480,000	\$480,000	100.0%	\$275,000	\$610,000	775	\$619	106	6
La Jolla	50	\$2,575,000	\$2,575,000	99.1%	\$500,000	\$14,500,000	2,109	\$1,221	12	46
La Mesa	56	\$850,000	\$849,450	100.0%	\$309,000	\$1,850,000	1,405	\$605	13	57
Lakeside	22	\$631,000	\$677,000	100.0%	\$177,000	\$1,006,000	1,294	\$488	20	33
Lemon Grove	15	\$725,000	\$710,000	100.0%	\$450,000	\$900,000	1,401	\$517	21	21
Linda Vista	30	\$852,500	\$847,500	100.0%	\$378,000	\$1,550,000	1,210	\$705	12	27
Mira Mesa	38	\$1,032,500	\$1,044,750	99.8%	\$327,500	\$1,870,000	1,494	\$691	23	31
Mission Hills/Hillcrest	33	\$875,000	\$874,900	100.0%	\$400,000	\$5,000,000	1,222	\$716	9	35
Mission Valley	31	\$609,000	\$629,000	100.0%	\$330,000	\$1,600,000	1,167	\$522	25	22
National City	6	\$559,500	\$554,500	101.2%	\$381,000	\$800,000	1,107	\$505	9	11
Normal Heights	15	\$675,000	\$689,000	100.0%	\$411,000	\$1,810,000	836	\$807	11	23
North Park	28	\$887,500	\$912,000	99.5%	\$265,000	\$2,199,900	928	\$957	15	29
Ocean Beach	21	\$1,225,000	\$1,249,000	99.5%	\$474,200	\$5,100,000	1,215	\$1,008	14	15
Oceanside	151	\$870,000	\$874,999	100.0%	\$305,000	\$2,240,000	1,545	\$563	22	143
Old Town SD	28	\$746,000	\$775,000	100.0%	\$375,000	\$3,300,000	1,090	\$685	27	16
Otay Mesa	26	\$787,750	\$744,500	100.8%	\$435,000	\$1,190,000	1,510	\$522	18	24
Pacific/Mission Beach	29	\$1,550,525	\$1,549,900	98.8%	\$500,000	\$9,000,000	1,210	\$1,281	16	16
Paradise Hills	14	\$706,268	\$687,000	101.7%	\$400,000	\$905,000	1,330	\$531	10	16
Pauma Valley	1	\$785,000	\$849,900	92.4%	\$785,000	\$785,000	2,035	\$386	91	0
Pine Valley	2	\$600,000	\$578,450	103.9%	\$600,000	\$600,000	1,289	\$465	36	4
Point Loma	15	\$1,677,000	\$1,725,000	97.9%	\$1,018,000	\$4,100,000	1,784	\$940	13	17
Poway	38	\$1,236,563	\$1,256,750	100.0%	\$725,000	\$3,930,000	1,940	\$638	12	20
Ramona	32	\$812,500	\$809,849	100.0%	\$475,000	\$1,618,500	2,112	\$385	17	29
Rancho Bernardo	50	\$872,500	\$874,000	98.9%	\$390,000	\$1,810,000	1,453	\$601	17	48
Rancho Penasquitos	30	\$1,227,500	\$1,220,000	100.0%	\$464,250	\$2,790,000	1,640	\$748	10	25
Rancho Santa Fe	13	\$3,635,000	\$3,785,000	96.2%	\$1,540,000	\$7,250,000	4,115	\$883	17	17
San Carlos	16	\$1,012,500	\$979,500	100.3%	\$420,222	\$1,325,000	1,519	\$667	12	28
San Diego	726	\$925,000	\$925,000	100.0%	\$260,000	\$9,000,000	1,345	\$688	16	675
San Marcos	75	\$925,000	\$929,000	100.0%	\$237,500	\$2,050,000	1,775	\$521	14	58
San Ysidro	3	\$430,000	\$425,000	101.8%	\$407,000	\$575,000	903	\$476	13	2
Santaluz	32	\$1,742,500	\$1,700,000	98.6%	\$424,000	\$6,100,000	2,511	\$694	22	26
Santee	36	\$713,750	\$730,500	100.0%	\$210,000	\$1,100,000	1,321	\$541	23	36
Scripps Ranch	23	\$1,280,000	\$1,279,000	100.0%	\$555,000	\$2,325,000	1,809	\$708	9	16
Solana Beach	10	\$2,785,000	\$2,799,950	99.8%	\$725,000	\$4,900,000	1,897	\$1,468	6	10

SAN DIEGO COUNTY SOLD REPORT

APR. 28, 2026 - ONE MARKET, A SPECTRUM OF SPEEDS

SAN DIEGO COUNTY CITIES	UNITS SOLD MAR 2026	MEDIAN SALES PRICE	MEDIAN LIST PRICE	SALES TO LIST PRICE RATIO	LOW PRICE	HIGH PRICE	MEDIAN SQ. FT.	MEDIAN \$ PER SQ. FT.	MEDIAN DOM	UNITS SOLD MAR 2025
Spring Valley	45	\$765,000	\$750,000	100.0%	\$170,000	\$1,525,000	1,454	\$526	18	32
Tierrasanta	15	\$915,000	\$899,000	100.0%	\$595,000	\$1,560,000	1,572	\$582	15	13
University City	22	\$1,280,000	\$1,294,000	98.8%	\$510,000	\$1,845,000	1,300	\$985	24	22
Valley Center	11	\$899,900	\$899,900	100.0%	\$715,000	\$1,599,000	2,674	\$337	30	28
Vista	55	\$870,000	\$892,000	100.0%	\$375,000	\$2,025,000	1,699	\$512	18	63
All of S.D.	2,057	\$907,000	\$900,000	100.0%	\$160,000	\$14,500,000	1,565	\$580	17	1,860
\$0-\$500k	183	\$424,000	\$425,000	100.0%	\$160,000	\$500,000	854	\$496	30	171
\$500k-\$750k	488	\$650,000	\$650,000	100.0%	\$502,000	\$750,000	1,201	\$541	22	413
\$750k-\$1m	524	\$865,250	\$860,000	100.0%	\$752,000	\$1,000,000	1,518	\$570	14	511
\$1m-\$1.25m	300	\$1,130,000	\$1,149,000	100.0%	\$1,002,000	\$1,250,000	1,857	\$609	16	263
\$1.25m-\$1.5m	156	\$1,350,000	\$1,350,000	100.0%	\$1,251,000	\$1,500,000	2,084	\$648	12	149
\$1.5m-\$2m	190	\$1,722,500	\$1,725,000	100.0%	\$1,504,500	\$2,000,000	2,152	\$801	14	153
\$2m-\$4m	174	\$2,655,500	\$2,632,355	98.9%	\$2,010,000	\$4,000,000	2,869	\$926	18	160
\$4m-\$6m	27	\$4,790,000	\$4,995,000	99.2%	\$4,100,000	\$5,950,000	3,502	\$1,368	11	23
\$6m+	15	\$6,680,000	\$6,995,000	96.7%	\$6,100,000	\$14,500,000	4,708	\$1,419	17	17

SAN DIEGO COUNTY
HYPERLINKS
(SHARABLE AND NON-SHAREABLE)

