

APRIL 14, 2026 - WRITTEN BY STEVEN THOMAS

SPRING TODAY, GONE TOMORROW

THE SPRING MARKET IS IN FULL BLOOM, THE BUSIEST TIME OF THE YEAR, YET THE HOUSING MARKET SLOWS WEEKLY AS THE NUMBER OF HOMES COMING ON THE MARKET OUTPACES BUYER DEMAND.

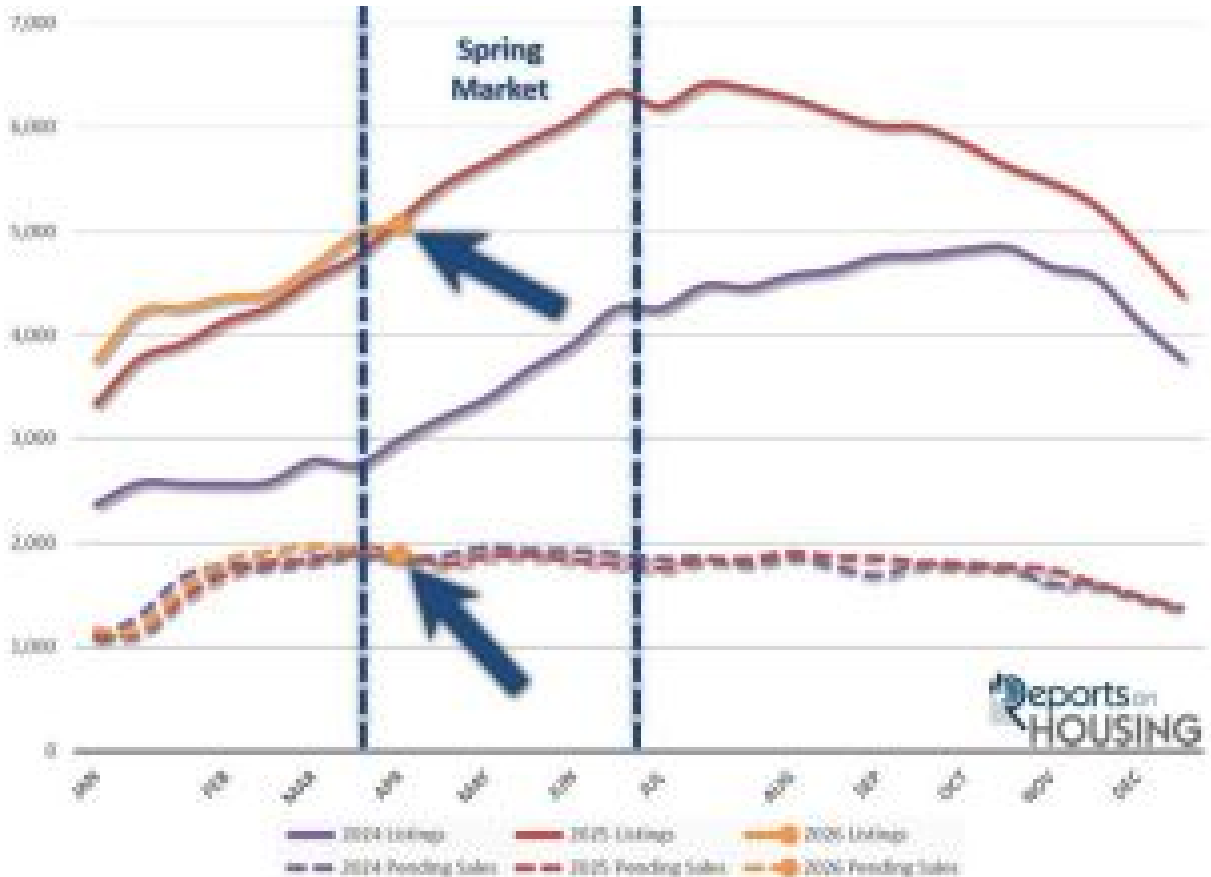


Brightly colored tulips are synonymous with spring. The life cycle of a tulip is an annual journey that mostly takes place underground. It relies on colder temperatures that trigger the bulb to start the blooming process. In warmer climates, the bulbs are refrigerated for 8 to 10 weeks to simulate winter freezing, then planted from late November through December. By February, plenty is going on underground as the tulips begin to sprout. The peak colorful blooms arrive in March, just in time for spring.

For the San Diego County housing market, the winter season does not need to be simulated. Demand slows tremendously from mid-November through the first couple of weeks of January, the Holiday Market. It is the slowest time of the year. In mid-January, the holidays fade into the Winter Market, when housing begins to sprout. Demand surges higher, and the active inventory can hardly keep up. The Market Time speeds up from week to week, accelerating as more buyers begin their searching process. By late March, the Spring Market arrives in full bloom. Demand reaches its annual peak, and the inventory continues to grow weekly.

It is the Winter Market when housing's momentum builds, accelerating from week to week. It moves from a crawl to nearly full speed by the time spring arrives. The Spring Market is when demand maintains its strong trajectory while inventory continues to rise rapidly. With demand (a snapshot of the number of new pending sales over the prior month) elevated but no longer rapidly growing, and demand pushing higher and higher, the Expected Market Time (the number of days it takes to sell all San Diego County listings at the current buying pace) grows longer each week.

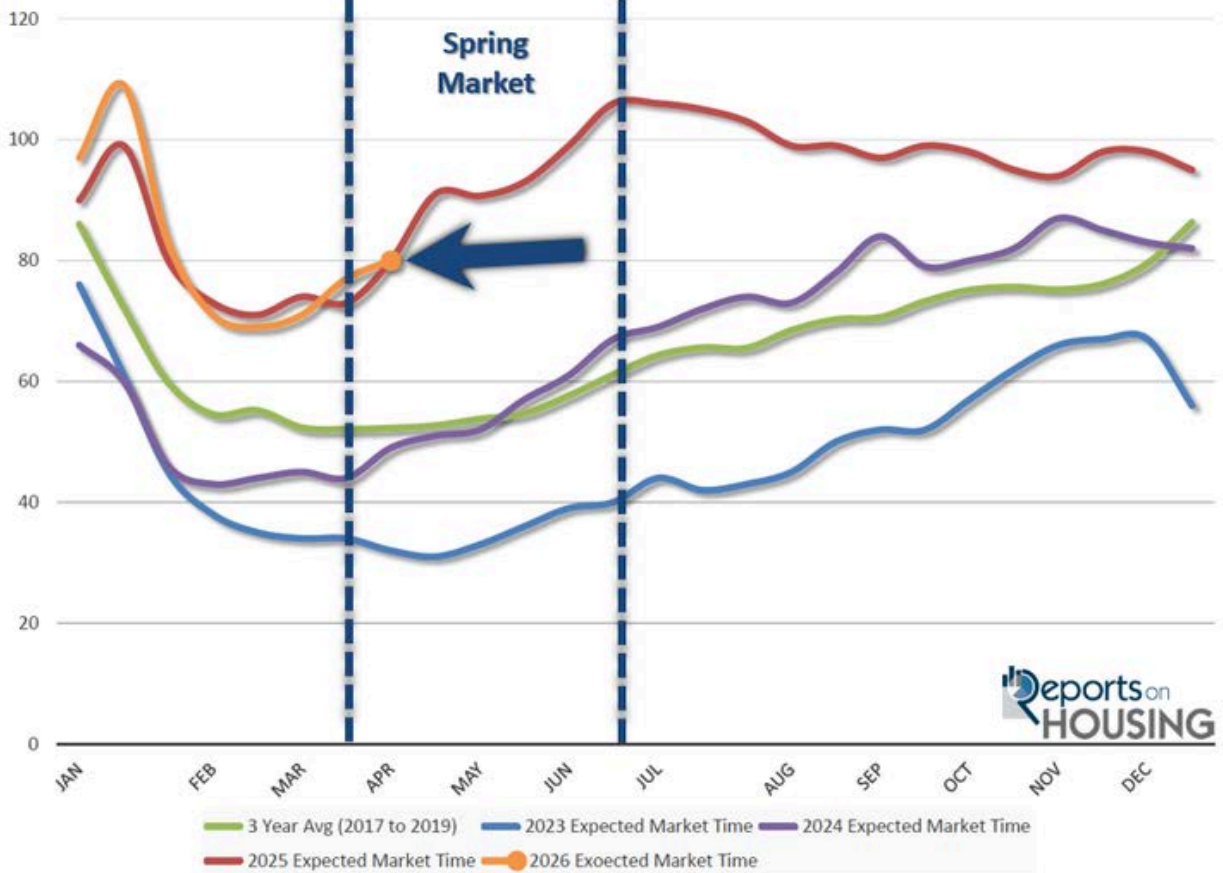
SAN DIEGO COUNTY LISTINGS VS DEMAND YEAR-OVER-YEAR



The 2-year average (2024-2025) change in demand from the end of March through the end of June was a decrease from 1,918 pending sales to 1,846, down only 4%, with the annual peaks coming as early as late March (last year) to the start of May (2024). At the same time, the 2-year average (2024-2025) change in active inventory from the end of March through the end of June was a revealing 41% increase. Last year, it grew from 4,756 homes to 6,330, up 1,574 or 33%. In 2024, it increased from 2,752 to 4,259, up 1,507 or 55%.

As the inventory climbed higher and demand remained relatively flat, the Expected Market Time increased. Over the past 2 years, the market has slowed by an average of 28 days. Last year, it slowed from 73 days to 106, an increase of 33 days. In 2024, it slowed from 44 days to 67, an increase of 23 days.

SAN DIEGO COUNTY EXPECTED MARKET TIME YEAR-OVER-YEAR (IN DAYS)



Everyone has the misconception that spring is the “hottest time of the year” for real estate. That is true for pending and closed sales, as demand remains elevated but changes little. It translates to plenty of closed sales. But it is not the hottest period in terms of market speed, as measured by the Expected Market Time. That occurs between the very end of February and mid-April. In 2024, the lowest (hottest) reading was 43 days in the middle of February. In 2025, the lowest (hottest) reading was 71 days, also in February.

San Diego County Homes Coming on the Market 3-Year Average (2023 to 2025)

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Homes Placed on Market	1,829	1,171	1,092	1,145	1,400	1,100	1,183	1,098	1,054	1,401	1,100	1,388
% of Annual Homes Placed on Market	8.3%	5.2%	4.9%	5.2%	6.0%	4.9%	5.4%	5.1%	4.8%	6.3%	4.9%	6.1%
Month Rank	#9	#23	#6	#4	#1	#2	#3	#5	#6	#7	#11	#12

The inventory grows because more homes come on the market in San Diego County from March through August. More homes come on the market in May than in any other month, yet April, June, and July are quite similar. With a seasonally high number of homes coming on the market during the Spring and Summer Markets, which matches up with elevated but flat demand, the market slows during the spring and summer.

It is not until the inventory peaks and starts to fall that the market stops slowing, typically occurring between July and August in San Diego County (July last year, and October in 2024).

ATTENTION SELLERS: The market slows each week due to increased seller competition. The market is still strong, but it does slow over time. Regardless, the best approach to the housing market is precision pricing, accurately pricing a home based on its true Fair Market Value, taking into consideration location, condition, upgrades, and amenities, and carefully considering all recent comparable closed and pending sales.

ATTENTION BUYERS: Even in a slowing market, accurately priced, well-maintained homes will still fly off the market, fetching prices close to or even above the asking price. It is a great time to be a buyer, with more choices and mortgage rates lower than last year, yet it still boils down to each individual home that is placed on the market and the interest it generates. “Wow” properties, accurately priced with all the bells and whistles, tend to attract multiple offers. Homes that have been lingering on the market and need a little bit of “elbow grease” tend to be more negotiable.

SAN DIEGO COUNTY ACTIVE LISTINGS SECTION



ACTIVE LISTINGS

THE INVENTORY INCREASED BY 2% IN THE PAST COUPLE OF WEEKS.

The active listing inventory increased by 108 homes over the past two weeks, up 2%, to 5,077, its smallest rise since late February. The smaller increase is due to a slight drop in the inventory during the Easter week. With the Spring Market in full gear, expect the inventory to continue rising until it peaks sometime between July and August. This is the time of the year when a surge of homes comes on the market, outpacing the number of pending sales.

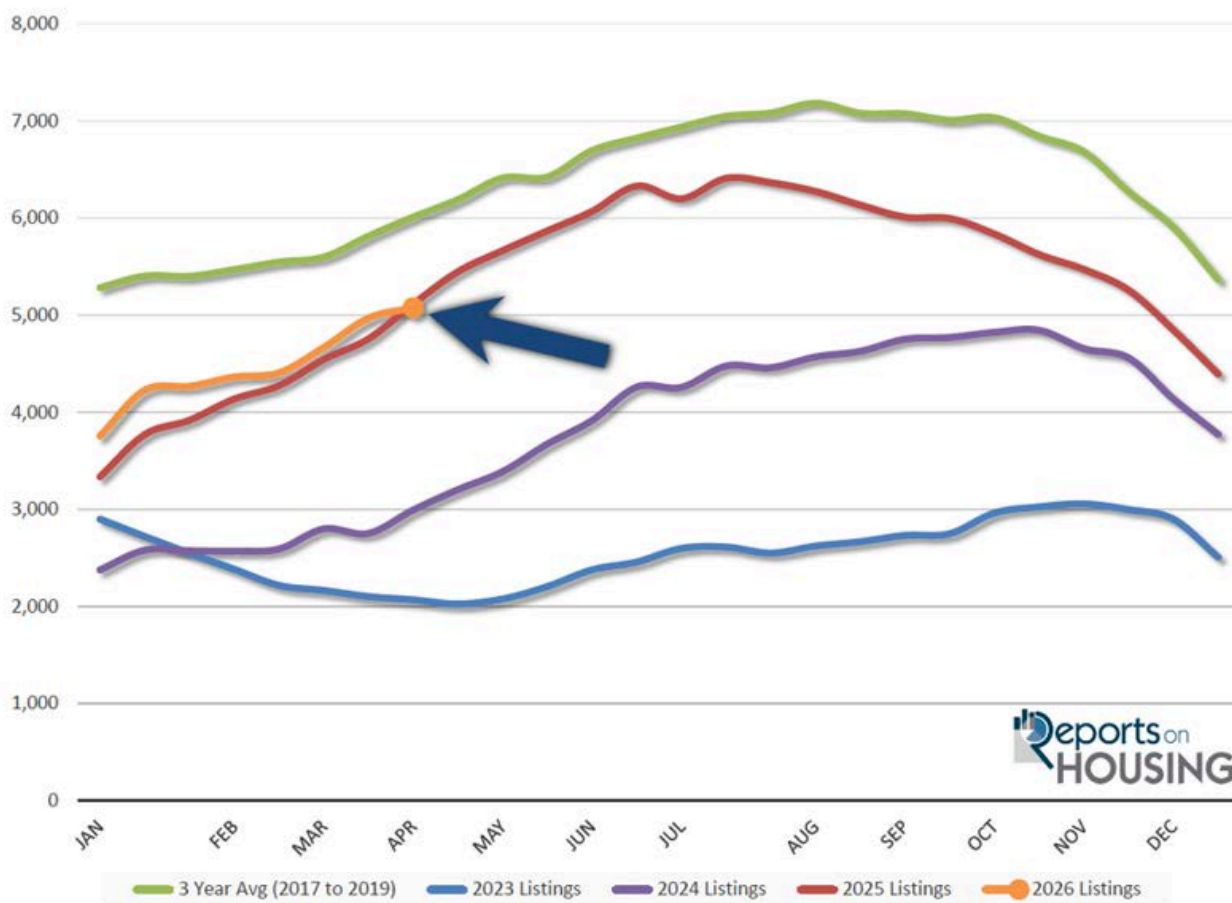
Last year, the inventory was at 5,114 homes, **1% higher, or 37 more homes**. It is the first time the inventory dipped below last year. The 3-year average before COVID (2017 through 2019) was 6,010, an additional 933 homes, or 18% more.

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 been coming on the market this year compared to last.

SAN DIEGO COUNTY

ACTIVE LISTING INVENTORY YEAR-OVER-YEAR



DEMAND

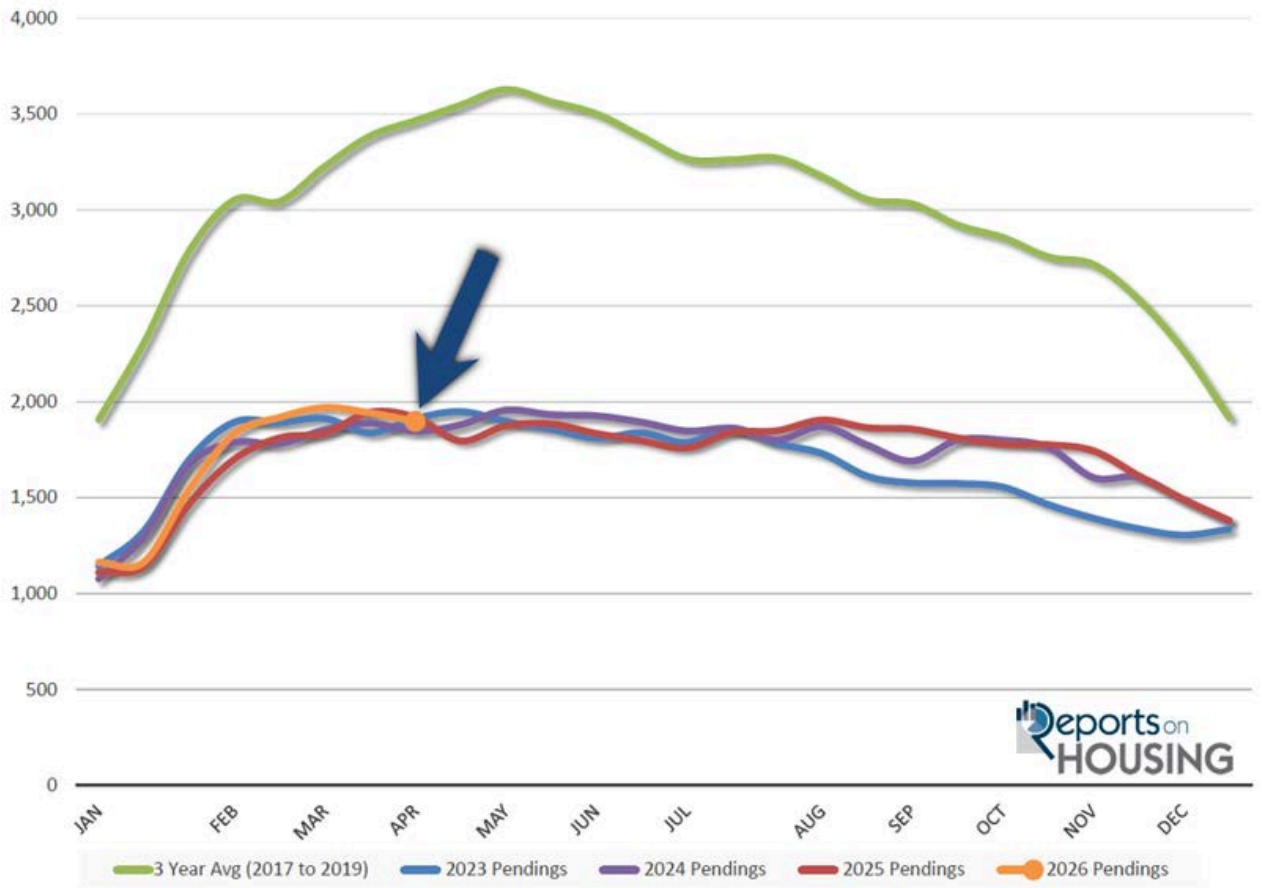
DEMAND DECREASED BY 44 PENDING SALES IN THE PAST COUPLE OF WEEKS.

Demand, a snapshot of the number of new pending sales over the prior month, decreased from 1,942 to 1,898 in the past couple of weeks, down 44 pending sales, or 2%. The slowdown could be attributed to Easter week, or it could be that the San Diego County housing market reached its annual peak four weeks ago.

Last year, demand was 1,919, with **21 additional pending sales, or 1% more**. The 3-year average before COVID (2017 to 2019) was 3,466 pending sales, **83% more than today, or an additional 1,568**.

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 Producer Price Index (PPI) will be released, a crucial inflation indicator. Next week, retail sales and the S&P Global Manufacturing and Services Purchasing Managers Index (PMI), which tracks the strength of the U.S. manufacturing and services sectors, will be released.

SAN DIEGO COUNTY DEMAND YEAR-OVER-YEAR



EXPECTED MARKET TIME

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

With the supply of available homes rising by 108 homes, **up 2%**, and demand falling by 44 pending sales, **down 2%**, the Expected Market Time (the number of days it takes to sell all San Diego County listings at the current buying pace) increased from 77 to 80 days in the past couple of weeks, its highest level since the 83-day reading at the end of January.

Last year, it was 80 days, identical to today. The 3-year average before COVID (2017 to 2019) was 52 days, quicker than today.

The Expected Market Time for condominiums and townhomes remained unchanged at 96 days in the past two weeks. It was 96 days last year. For detached homes, the Expected Market Time increased from 70 to 75 days. It was 72 days a year ago. The detached-home market remains faster than the attached-home market.

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 807 to 846 homes, up 39 homes, or 5%. Luxury demand fell by 22 pending sales, down 11%, and now sits at 187, meaning demand may have peaked two weeks ago at 209. With supply rising and demand starting to fall, the Expected Market Time for luxury homes priced above \$2 million rose from 116 to 136 days, representing a 20-day rise. With the increased volatility of Wall Street and the uncertainty surrounding the economy, luxury may continue to slow from here.

Year over year, the active luxury inventory is down by 111 homes (-12%), and luxury demand is down by 6 pending sales (-3%). Last year's Expected Market Time was 149 days, slightly slower than today.

In the past two weeks, the expected market time for homes priced between \$2 million and \$4 million increased from 88 to 110 days. For homes priced between \$4 million and \$6 million, the Expected Market Time decreased from 153 to 136 days. For homes priced above \$6 million, the Expected Market Time increased from 456 to 600 days. Luxury is at 136 days overall. At 136 days, a seller would be looking to place their home in escrow around **August 2026**.

SAN DIEGO COUNTY MARKET BREAKDOWN

PRICE RANGES & MARKET SPEED	MARKET TIME	% OF CURRENT INVENTORY	% OF CURRENT DEMAND	LAST YEAR
\$0 - \$750k 	83 Days	36%	34%	78 Days
\$750k - \$1m 	63 Days	20%	26%	58 Days
\$1m - \$1.25m 	67 Days	11%	13%	74 Days
\$1.25m - \$1.5m 	73 Days	8%	8%	80 Days
\$1.5m - \$2m 	83 Days	9%	8%	89 Days
\$2m - \$4m 	110 Days	10%	8%	120 Days
\$4M - \$6M 	136 Days	3%	2%	213 Days
\$6m + 	600 Days	3%	1%	358 Days

- **INVENTORY:** The active listing inventory over the past couple of weeks increased by 108 homes, or 2%, and now stands at 5,077. Last year, there were 5,114 homes on the market, 37 additional homes, or 1% more. The 3-year average before COVID (2017-2019) was 6,010, which is 18% 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, decreased from 1,942 to 1,898, down by 44 pending sales, or 2%, its second consecutive decline. Last year, there were 1,919 pending sales, **1% more than today**. The 3-year average before COVID (2017-2019) was 3,466, which is 83% higher.
- **MARKET TIME:** With supply rising and demand falling, the Expected Market Time, the number of days to sell all San Diego County listings at the current buying pace, rose from 77 to 80 days in the past couple of weeks, its slowest pace since late January. Last year, it was 80 days, identical to today. The 3-year average before COVID (2017-2019) was 52 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 88 to 110 days. For homes priced between \$4 million and \$6 million, the Expected Market Time decreased from 153 to 136 days. For homes priced above \$6 million, the Expected Market Time increased from 456 to 600 days.
- **DISTRESSED HOMES:** Short sales and foreclosures combined, comprised only 1.3% of all listings and 1.1% of demand. Only 24 foreclosures and 41 short sales are available today in San Diego County, for a total of 65 distressed homes on the active market, up by three from two weeks ago. Last year, 21 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

APRIL 14, 2026 - SPRING TODAY, GONE TOMORROW

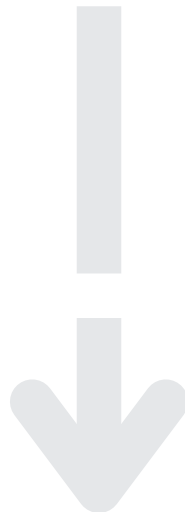
SAN DIEGO COUNTY CITIES	CURRENT LISTINGS	DEMAND (LAST 30 DAYS) (PENDING)	MARKET TIME (IN DAYS)	MARKET TIME (3-MONTH AGO)	MARKET TIME (6-MONTH AGO)	MARKET TIME (1-YEAR AGO)	MARKET TIME (2-YEAR AGO)	MEDIAN ACTIVE LIST PRICE
Alpine	12	10	96	48	40	115	35	\$1.2m
Bonita	37	8	83	42	41	116	46	\$1.2m
Bonsall	29	11	79	98	94	103	52	\$1.1m
Bonnie Springs	46	12	115	199	167	106	78	\$345k
Camino	11	4	83	65	45	90	40	\$520k
Cardiff by the Sea	15	5	90	90	66	68	44	\$1.0m
Carlsbad	230	88	78	82	60	71	48	\$1.4m
Carmel Valley	54	32	51	56	71	80	40	\$1.3m
Chula Vista	221	97	68	61	45	55	36	\$620k
City Heights	46	21	66	73	52	54	25	\$565k
Clemons	56	32	53	46	44	71	38	\$1.0m
Colorado	101	14	216	173	157	182	139	\$3.3m
Del Cerro	46	15	90	36	41	37	41	\$799k
Del Mar	57	5	343	188	109	86	96	\$4.0m
Downtown	334	51	196	218	216	238	134	\$700k
El Cajon	180	98	55	53	54	77	42	\$750k
Encanto	47	20	71	58	46	37	44	\$780k
Encinitas	101	36	84	78	53	146	63	\$1.5m
Escondido	277	121	69	75	74	57	51	\$699k
Fallbrook	200	52	115	99	100	79	63	\$949k
Imperial Beach	56	15	112	108	107	109	120	\$908k
Jamal	33	3	230	126	57	68	60	\$1.2m
Jolon	41	4	308	258	410	167	125	\$750k
La Jolla	160	41	117	83	99	101	89	\$1.1m
La Mesa	89	47	57	65	57	67	38	\$965k
Lakeside	49	24	61	61	58	84	38	\$749k
Lemon Grove	14	18	23	34	48	67	36	\$767k
Linda Vista	41	21	59	59	46	71	22	\$650k
Mira Mesa	75	30	75	80	63	67	36	\$996k
Mission Hills/Hillcrest	99	30	93	119	96	121	59	\$929k
Mission Valley	103	20	155	171	143	115	29	\$544k
National City	14	11	38	50	102	79	58	\$689k
Normal Heights	44	16	83	43	57	83	72	\$1.3m
North Park	50	24	63	55	82	82	51	\$711k
Ocean Beach	12	14	69	38	36	201	73	\$1.7m
Oceanside	280	110	56	55	56	71	43	\$899k
Old Town SD	52	12	130	107	81	110	38	\$754k
Olney Mesa	72	30	72	56	59	38	28	\$677k
Pacific/Mission Beach	99	27	110	145	155	156	62	\$1.5m
Paradise Hills	13	16	24	39	69	18	29	\$749k
Pauma Valley	33	1	660	720	Infinite	120	48	\$799k
Pine Valley	30	3	100	136	136	60	Infinite	\$819k
Point Loma	45	16	84	115	101	303	124	\$2.2m
Poway	61	30	61	68	55	308	33	\$1.7m
Ranoma	77	25	92	64	78	65	37	\$875k
Rancho Bernardo	137	52	79	58	77	72	40	\$799k
Rancho Penasquitos	55	34	49	40	52	49	27	\$1.0m
Rancho Santa Fe	91	21	130	156	215	506	150	\$7.3m
San Carlos	25	17	44	32	32	72	27	\$560k
San Diego	1,913	649	86	80	76	82	47	\$809k
San Marcos	125	72	52	54	56	55	38	\$849k

SAN DIEGO COUNTY MARKET TIME REPORT

APRIL 14, 2026 - SPRING TODAY, GONE TOMORROW

SAN DIEGO COUNTY CITIES	CURRENT ACTIVES	DEMAND (LAST 30 DAYS PENDING)	MARKET TIME (IN DAYS)	MARKET TIME 2-WEEKS AGO	MARKET TIME 3-MONTHS AGO	MARKET TIME 1-YEAR AGO	MARKET TIME 2-YEARS AGO	MEDIAN ACTIVE LIST PRICE
San Diego	14	4	205	72	150	72	23	\$527k
Santa Ana	91	28	98	99	82	66	58	\$1.5m
Santee	70	89	43	68	52	52	25	\$710k
Scraps Ranch	35	20	53	44	41	120	29	\$3.4m
Solana Beach	38	7	163	146	98	64	94	\$3.4m
Spring Valley	72	84	89	47	45	61	37	\$797k
Terrasanta	19	12	48	33	12	40	18	\$850k
University City	75	28	87	100	68	77	47	\$700k
Valley Center	69	18	115	96	93	303	92	\$1.1m
Vista	145	46	95	96	62	68	48	\$645k
All of S.D.	5,077	1,898	80	77	71	80	49	\$925k

SAN DIEGO COUNTY PRICE RANGES REPORT



SAN DIEGO COUNTY PRICE RANGE REPORT

APRIL 14, 2026 - SPRING TODAY, GONE TOMORROW

SAN DIEGO COUNTY ATTACHED HOMES	CURRENT ACTIVES	DEMAND (LAST 30 DAYS PENDING)	MARKET TIME (IN DAYS)	MARKET TIME 1-WEEKS AGO	MARKET TIME 4-WEEKS AGO	MARKET TIME 1-YEAR AGO	MARKET TIME 2-YEAR AGO	MEDIAN ACTIVE LIST PRICE
4/9/2026								
All of S.D.	1,486	464	96	96	90	90	48	\$609k
S.D. \$0-\$500k	364	96	114	102	97	98	49	\$430k
S.D. \$500k-\$750k	406	294	77	76	70	80	39	\$640k
S.D. \$750k-\$1m	296	96	92	104	85	81	44	\$840k
S.D. \$1m-\$2m	254	70	109	109	97	114	66	\$1.3m
S.D. \$2m+	78	8	293	206	180	237	190	\$1.3m

SAN DIEGO COUNTY DETACHED HOMES	CURRENT ACTIVES	DEMAND (LAST 30 DAYS PENDING)	MARKET TIME (IN DAYS)	MARKET TIME 1-WEEKS AGO	MARKET TIME 4-WEEKS AGO	MARKET TIME 1-YEAR AGO	MARKET TIME 2-YEAR AGO	MEDIAN ACTIVE LIST PRICE
4/9/2026								
All of S.D.	5,077	1,898	80	77	71	80	49	\$925k
S.D. \$0-\$500k	786	222	106	121	104	96	56	\$430k
S.D. \$500k-\$750k	1,034	435	71	67	62	70	35	\$640k
S.D. \$750k-\$1m	1,031	491	63	61	57	58	34	\$875k
S.D. \$1m-\$1.25m	542	241	67	62	60	74	37	\$1.1m
S.D. \$1.25m-\$1.5m	397	163	73	73	75	80	57	\$1.4m
S.D. \$1.5m-\$2m	441	159	83	74	60	89	63	\$1.7m
S.D. \$2m-\$4m	532	145	110	88	93	120	80	\$2.7m
S.D. \$4m-\$6m	154	34	136	153	122	213	125	\$5.0m
S.D. \$6m+	160	8	600	456	435	358	321	\$9.0m

SAN DIEGO COUNTY ALL HOMES	CURRENT ACTIVES	DEMAND (LAST 30 DAYS PENDING)	MARKET TIME (IN DAYS)	MARKET TIME 1-WEEKS AGO	MARKET TIME 4-WEEKS AGO	MARKET TIME 1-YEAR AGO	MARKET TIME 2-YEAR AGO	MEDIAN ACTIVE LIST PRICE
4/9/2026								
All of S.D.	5,077	1,898	80	77	71	80	49	\$925k
S.D. \$0-\$500k	786	222	106	121	104	96	56	\$430k
S.D. \$500k-\$750k	1,034	435	71	67	62	70	35	\$640k
S.D. \$750k-\$1m	1,031	491	63	61	57	58	34	\$875k
S.D. \$1m-\$1.25m	542	241	67	62	60	74	37	\$1.1m
S.D. \$1.25m-\$1.5m	397	163	73	73	75	80	57	\$1.4m
S.D. \$1.5m-\$2m	441	159	83	74	60	89	63	\$1.7m
S.D. \$2m-\$4m	532	145	110	88	93	120	80	\$2.7m
S.D. \$4m-\$6m	154	34	136	153	122	213	125	\$5.0m
S.D. \$6m+	160	8	600	456	435	358	321	\$9.0m

* Calculated from CRMLS. This listing included active and under contract in the market. Data Range Price Range, 70 Homes, ** "Attached" and "Detached" data do not add up due to slight off

SAN DIEGO COUNTY SOLD REPORT

APRIL 14, 2026 - SPRING TODAY, GONE TOMORROW

SAN DIEGO COUNTY CITIES	UNITS SOLD MAR 2025	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 2024
Alpine	23	\$925,000	\$899,000	100.0%	\$430,000	\$1,650,000	2,072	\$446	25	37
Bonita	8	\$1,326,500	\$937,513	100.8%	\$310,000	\$1,235,000	2,206	\$466	31	30
Bonsall	6	\$1,255,000	\$1,274,500	100.0%	\$532,000	\$2,200,000	2,624	\$478	103	6
Bonnie Springs	9	\$399,000	\$399,000	98.4%	\$360,000	\$905,000	1,960	\$201	60	5
Campo	4	\$471,500	\$460,000	100.7%	\$399,900	\$705,000	1,424	\$330	44	3
Candor by the Sea	13	\$2,350,000	\$2,399,900	100.0%	\$1,050,000	\$3,890,000	1,887	\$1,299	29	11
Carlsbad	113	\$1,591,200	\$1,599,000	99.4%	\$425,000	\$4,100,000	2,013	\$792	25	89
Carmel Valley	19	\$1,700,000	\$1,599,000	99.9%	\$420,000	\$4,750,000	2,109	\$808	8	32
Chula Vista	125	\$795,000	\$795,000	100.0%	\$305,000	\$1,925,000	1,699	\$470	25	113
City Heights	23	\$705,000	\$675,000	100.9%	\$359,900	\$920,000	1,009	\$699	23	36
Clairmont	33	\$937,000	\$1,049,000	99.4%	\$357,900	\$1,975,000	1,204	\$820	29	35
Coronado	18	\$2,189,200	\$2,399,000	98.7%	\$950,000	\$4,100,000	1,860	\$1,177	39	25
Del Cerro	18	\$960,000	\$839,000	100.0%	\$387,000	\$2,417,888	1,442	\$666	11	30
Del Mar	17	\$3,175,000	\$3,349,000	97.2%	\$690,000	\$12,800,000	2,368	\$1,340	25	13
Downtown	46	\$797,000	\$797,450	98.0%	\$360,000	\$1,375,000	1,213	\$657	35	42
El Cajon	62	\$757,500	\$746,500	100.0%	\$387,250	\$2,500,000	1,423	\$537	25	62
Encanto	19	\$780,000	\$735,000	100.0%	\$490,000	\$815,000	1,384	\$527	36	28
Encinitas	50	\$2,012,500	\$1,900,000	99.9%	\$535,000	\$5,325,000	1,883	\$1,070	29	44
Escondido	119	\$820,000	\$846,747	100.0%	\$295,000	\$1,800,000	1,702	\$482	27	103
Fallbrook	57	\$825,000	\$825,000	100.0%	\$370,000	\$2,425,000	2,342	\$357	28	45
Imperial Beach	15	\$789,000	\$799,000	98.5%	\$590,000	\$1,150,000	1,502	\$528	25	22
Jamal	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%	\$375,000	\$610,000	775	\$619	106	6
La Jolla	60	\$2,575,000	\$2,575,000	99.1%	\$590,000	\$14,580,000	2,108	\$1,221	32	46
La Mesa	54	\$850,000	\$846,450	100.0%	\$309,000	\$1,350,000	1,495	\$565	23	57
Lakeview	22	\$621,000	\$677,000	100.0%	\$377,000	\$1,006,000	1,294	\$488	20	33
Lemon Grove	15	\$725,000	\$730,000	100.0%	\$450,000	\$900,000	1,402	\$517	21	21
Linda Vista	90	\$851,500	\$847,500	100.0%	\$378,000	\$1,550,000	1,219	\$705	32	27
Mira Mesa	38	\$1,332,500	\$1,044,750	93.8%	\$327,500	\$1,970,000	1,484	\$691	23	31
Mission Hills/Hillcrest	33	\$875,000	\$874,900	100.0%	\$400,000	\$5,000,000	1,222	\$718	9	35
Mission Valley	32	\$609,000	\$629,000	100.0%	\$330,000	\$1,800,000	1,167	\$522	25	22
National City	6	\$559,500	\$554,500	100.2%	\$381,000	\$800,000	1,107	\$505	9	11
Normal Heights	15	\$975,000	\$899,000	100.0%	\$411,000	\$1,810,000	806	\$907	31	23
North Park	28	\$887,500	\$912,000	98.5%	\$295,000	\$2,109,900	908	\$957	25	29
Ocean Beach	23	\$1,325,000	\$1,349,000	99.5%	\$474,200	\$5,100,000	1,215	\$1,098	24	25
Overland	251	\$870,000	\$874,999	100.0%	\$405,000	\$1,240,000	1,545	\$563	22	143
Old Town SD	18	\$786,000	\$775,000	100.0%	\$375,000	\$4,300,000	1,096	\$686	27	26
Old Mesa	28	\$787,750	\$744,500	100.8%	\$435,000	\$1,190,000	1,510	\$522	28	24
Pacific/Mission Beach	25	\$1,550,525	\$1,549,900	99.8%	\$590,000	\$9,000,000	1,229	\$1,281	29	29
Paradise Hills	14	\$708,268	\$687,000	100.7%	\$400,000	\$905,000	1,330	\$531	30	26
Pauma Valley	1	\$785,000	\$849,900	92.4%	\$785,000	\$785,000	2,025	\$386	31	0
Pine Valley	2	\$900,000	\$576,450	100.8%	\$600,000	\$900,000	1,288	\$695	35	4
Point Loma	15	\$1,677,000	\$1,725,000	97.8%	\$1,028,000	\$4,100,000	1,784	\$940	33	17
Poway	38	\$1,286,563	\$1,356,750	100.0%	\$725,000	\$1,930,000	1,940	\$658	12	30
Rancho	32	\$812,500	\$809,849	100.0%	\$475,000	\$1,618,500	2,113	\$385	27	29
Rancho Bernardo	50	\$872,500	\$874,000	98.9%	\$390,000	\$1,810,000	1,458	\$601	27	48
Rancho Penasquitos	30	\$1,227,500	\$1,200,000	100.0%	\$444,250	\$2,790,000	1,640	\$748	30	29
Rancho Santa Fe	13	\$3,639,000	\$3,795,000	98.2%	\$1,540,000	\$7,250,000	4,115	\$883	27	17
San Carlos	18	\$1,012,500	\$879,500	100.3%	\$420,222	\$1,375,000	1,529	\$667	32	28
San Diego	726	\$925,000	\$925,000	100.0%	\$260,000	\$9,000,000	1,345	\$688	26	675
San Marcos	79	\$925,000	\$825,000	100.0%	\$287,500	\$2,250,000	1,779	\$521	24	58
San Ysidro	3	\$430,000	\$425,000	100.8%	\$407,000	\$575,000	903	\$476	13	3
Santee	12	\$1,742,500	\$1,700,000	98.0%	\$424,000	\$6,100,000	2,522	\$694	22	26
Santee	34	\$713,750	\$730,500	100.0%	\$310,000	\$1,100,000	1,221	\$581	23	34
Scraper Ranch	23	\$1,280,000	\$1,379,000	100.0%	\$555,000	\$2,325,000	1,808	\$708	9	26
Solana Beach	10	\$2,785,000	\$2,799,950	99.8%	\$725,000	\$4,900,000	1,887	\$1,488	6	30

SAN DIEGO COUNTY SOLD REPORT

APRIL 14, 2026 - SPRING TODAY, GONE TOMORROW

SAN DIEGO COUNTY CITIES	UNITS SOLD MAR 2025	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%	\$370,000	\$1,525,000	1,464	\$526	38	32
Terrasanta	15	\$915,000	\$890,000	100.0%	\$595,000	\$1,560,000	1,573	\$583	35	13
University City	22	\$1,280,000	\$1,299,000	98.5%	\$550,000	\$1,895,000	1,308	\$985	24	22
Valley Center	13	\$890,000	\$890,000	100.0%	\$715,000	\$1,599,000	1,674	\$537	30	38
Vista	55	\$870,000	\$892,000	100.0%	\$375,000	\$2,025,000	1,699	\$513	38	63
All of S.D.	1,857	\$907,990	\$900,000	100.0%	\$160,000	\$14,500,000	1,565	\$580	37	1,890
\$0-\$500k	383	\$424,000	\$425,000	100.0%	\$390,000	\$500,000	854	\$496	30	171
\$500k-\$750k	498	\$850,000	\$850,000	100.0%	\$602,000	\$750,000	1,350	\$641	22	418
\$750k-\$1m	524	\$865,250	\$860,000	100.0%	\$752,000	\$1,000,000	1,518	\$570	34	511
\$1m-\$1.25m	800	\$1,190,000	\$1,189,000	100.0%	\$1,002,000	\$1,250,000	1,867	\$640	36	368
\$1.25m-\$1.5m	256	\$1,350,000	\$1,350,000	100.0%	\$1,251,000	\$1,500,000	2,084	\$648	32	148
\$1.5m-\$2m	290	\$1,721,500	\$1,725,000	100.0%	\$1,504,500	\$2,000,000	2,152	\$801	34	154
\$2m-\$4m	174	\$2,855,500	\$2,832,355	98.9%	\$1,660,000	\$4,000,000	2,868	\$926	38	160
\$4m-\$6m	27	\$4,790,000	\$4,995,000	95.2%	\$4,300,000	\$5,950,000	3,502	\$1,368	31	23
\$6m+	15	\$6,680,000	\$6,995,000	96.7%	\$6,300,000	\$14,500,000	4,708	\$1,419	37	17

SAN DIEGO COUNTY
HYPERLINKS
(SHARABLE AND NON-SHAREABLE)

