

Local Market Update for January 2026

A Research Tool Provided by the Greater San Diego Association of REALTORS®

92003

Bonsall

| Detached | | January | | | Year to Date | | |
|--|--|-------------|-------------|----------------|--------------|-------------|----------------|
| Key Metrics | | 2025 | 2026 | Percent Change | Thru 1-2025 | Thru 1-2026 | Percent Change |
| New Listings | | 5 | 5 | 0.0% | 5 | 5 | 0.0% |
| Pending Sales | | 1 | 3 | + 200.0% | 1 | 3 | + 200.0% |
| Closed Sales | | 1 | 4 | + 300.0% | 1 | 4 | + 300.0% |
| Median Sales Price* | | \$1,820,000 | \$1,174,500 | - 35.5% | \$1,820,000 | \$1,174,500 | - 35.5% |
| Percent of Original List Price Received* | | 98.4% | 92.5% | - 6.0% | 98.4% | 92.5% | - 6.0% |
| Days on Market Until Sale | | 34 | 83 | + 144.1% | 34 | 83 | + 144.1% |
| Inventory of Homes for Sale | | 16 | 18 | + 12.5% | -- | -- | -- |
| Months Supply of Inventory | | 4.6 | 4.6 | 0.0% | -- | -- | -- |

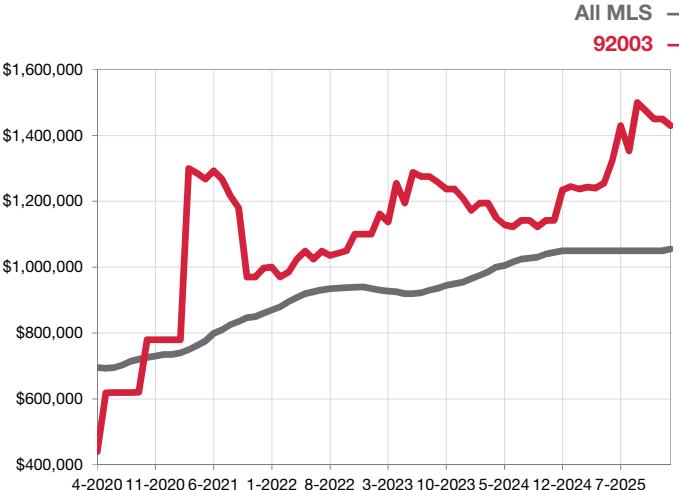
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Attached | | January | | | Year to Date | | |
|--|--|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics | | 2025 | 2026 | Percent Change | Thru 1-2025 | Thru 1-2026 | Percent Change |
| New Listings | | 1 | 7 | + 600.0% | 1 | 7 | + 600.0% |
| Pending Sales | | 0 | 1 | -- | 0 | 1 | -- |
| Closed Sales | | 1 | 1 | 0.0% | 1 | 1 | 0.0% |
| Median Sales Price* | | \$455,000 | \$675,000 | + 48.4% | \$455,000 | \$675,000 | + 48.4% |
| Percent of Original List Price Received* | | 94.6% | 87.7% | - 7.3% | 94.6% | 87.7% | - 7.3% |
| Days on Market Until Sale | | 86 | 166 | + 93.0% | 86 | 166 | + 93.0% |
| Inventory of Homes for Sale | | 4 | 10 | + 150.0% | -- | -- | -- |
| Months Supply of Inventory | | 1.8 | 5.5 | + 205.6% | -- | -- | -- |

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Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

