

Local Market Update for January 2026

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

92122

University City

| Detached | | January | | | Year to Date | | |
|--|--|-------------|-------------|----------------|--------------|-------------|----------------|
| Key Metrics | | 2025 | 2026 | Percent Change | Thru 1-2025 | Thru 1-2026 | Percent Change |
| New Listings | | 10 | 11 | + 10.0% | 10 | 11 | + 10.0% |
| Pending Sales | | 8 | 8 | 0.0% | 8 | 8 | 0.0% |
| Closed Sales | | 10 | 8 | - 20.0% | 10 | 8 | - 20.0% |
| Median Sales Price* | | \$1,567,500 | \$1,593,500 | + 1.7% | \$1,567,500 | \$1,593,500 | + 1.7% |
| Percent of Original List Price Received* | | 97.3% | 98.3% | + 1.0% | 97.3% | 98.3% | + 1.0% |
| Days on Market Until Sale | | 28 | 41 | + 46.4% | 28 | 41 | + 46.4% |
| Inventory of Homes for Sale | | 10 | 8 | - 20.0% | -- | -- | -- |
| Months Supply of Inventory | | 1.2 | 1.0 | - 16.7% | -- | -- | -- |

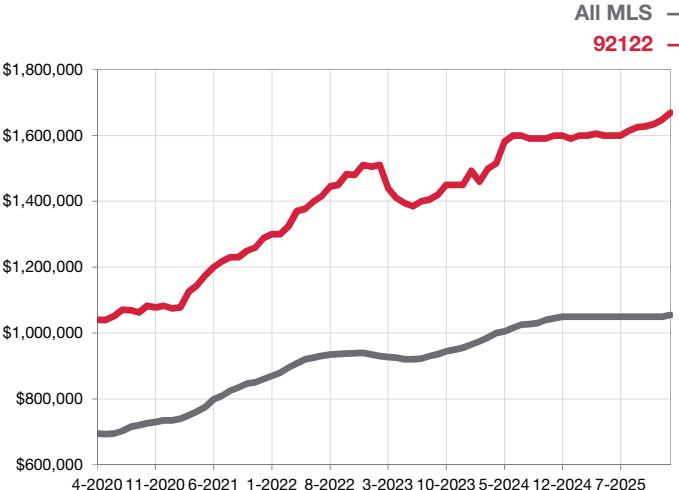
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Attached | | January | | | Year to Date | | |
|--|--|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics | | 2025 | 2026 | Percent Change | Thru 1-2025 | Thru 1-2026 | Percent Change |
| New Listings | | 25 | 18 | - 28.0% | 25 | 18 | - 28.0% |
| Pending Sales | | 12 | 12 | 0.0% | 12 | 12 | 0.0% |
| Closed Sales | | 15 | 11 | - 26.7% | 15 | 11 | - 26.7% |
| Median Sales Price* | | \$725,000 | \$780,000 | + 7.6% | \$725,000 | \$780,000 | + 7.6% |
| Percent of Original List Price Received* | | 97.6% | 96.5% | - 1.1% | 97.6% | 96.5% | - 1.1% |
| Days on Market Until Sale | | 45 | 50 | + 11.1% | 45 | 50 | + 11.1% |
| Inventory of Homes for Sale | | 37 | 33 | - 10.8% | -- | -- | -- |
| Months Supply of Inventory | | 2.6 | 2.4 | - 7.7% | -- | -- | -- |

* 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.

Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

