

Local Market Update for January 2026

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

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College

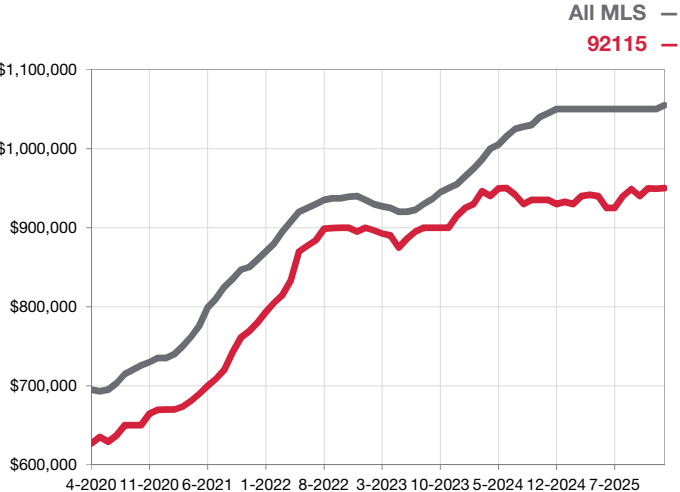
Detached	January			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	28	25	- 10.7%	28	25	- 10.7%
Pending Sales	13	17	+ 30.8%	13	17	+ 30.8%
Closed Sales	12	9	- 25.0%	12	9	- 25.0%
Median Sales Price*	\$1,282,500	\$1,120,000	- 12.7%	\$1,282,500	\$1,120,000	- 12.7%
Percent of Original List Price Received*	99.8%	96.9%	- 2.9%	99.8%	96.9%	- 2.9%
Days on Market Until Sale	13	31	+ 138.5%	13	31	+ 138.5%
Inventory of Homes for Sale	30	28	- 6.7%	--	--	--
Months Supply of Inventory	1.5	1.4	- 6.7%	--	--	--

* 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	18	18	0.0%	18	18	0.0%
Pending Sales	6	10	+ 66.7%	6	10	+ 66.7%
Closed Sales	12	5	- 58.3%	12	5	- 58.3%
Median Sales Price*	\$450,000	\$500,000	+ 11.1%	\$450,000	\$500,000	+ 11.1%
Percent of Original List Price Received*	99.5%	105.3%	+ 5.8%	99.5%	105.3%	+ 5.8%
Days on Market Until Sale	37	41	+ 10.8%	37	41	+ 10.8%
Inventory of Homes for Sale	30	24	- 20.0%	--	--	--
Months Supply of Inventory	2.5	2.1	- 16.0%	--	--	--

* 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

