

Local Market Update for January 2026

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

92122

University City

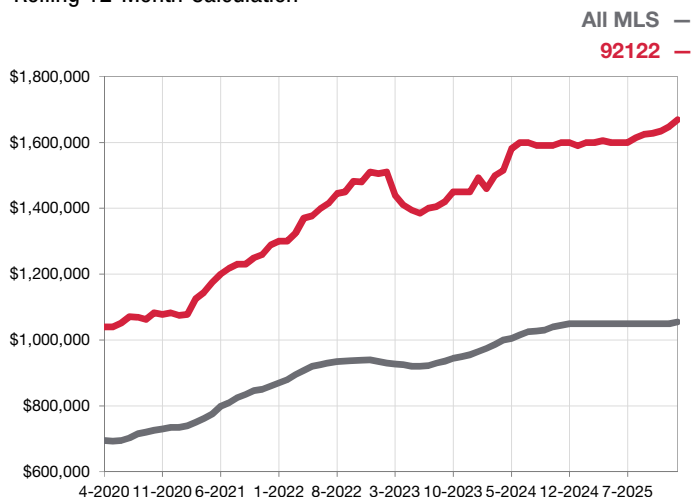
Detached	January			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	10	11	+ 10.0%	10	11	+ 10.0%
Pending Sales	8	8	0.0%	8	8	0.0%
Closed Sales	10	8	- 20.0%	10	8	- 20.0%
Median Sales Price*	\$1,567,500	\$1,593,500	+ 1.7%	\$1,567,500	\$1,593,500	+ 1.7%
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

