

Local Market Update for January 2026

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

92004

Borrego Springs

Detached

Key Metrics	January			Year to Date		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	13	12	- 7.7%	13	12	- 7.7%
Pending Sales	7	4	- 42.9%	7	4	- 42.9%
Closed Sales	8	2	- 75.0%	8	2	- 75.0%
Median Sales Price*	\$348,000	\$459,000	+ 31.9%	\$348,000	\$459,000	+ 31.9%
Percent of Original List Price Received*	96.7%	95.4%	- 1.3%	96.7%	95.4%	- 1.3%
Days on Market Until Sale	87	50	- 42.5%	87	50	- 42.5%
Inventory of Homes for Sale	37	34	- 8.1%	--	--	--
Months Supply of Inventory	6.3	7.1	+ 12.7%	--	--	--

* 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.

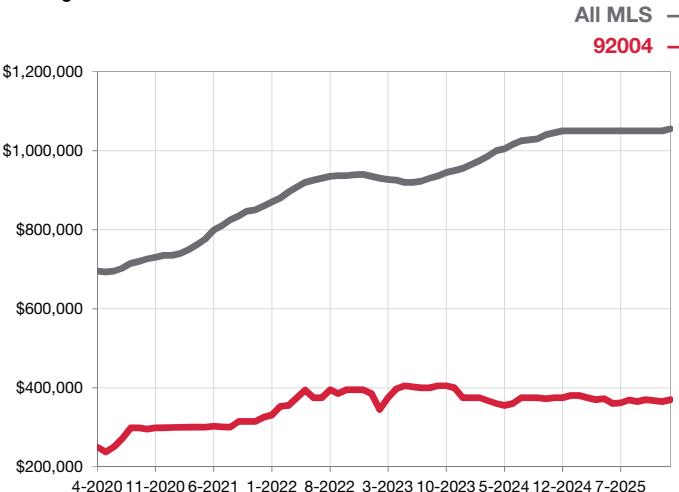
Attached

Key Metrics	January			Year to Date		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	3	2	- 33.3%	3	2	- 33.3%
Pending Sales	2	3	+ 50.0%	2	3	+ 50.0%
Closed Sales	8	3	- 62.5%	8	3	- 62.5%
Median Sales Price*	\$171,500	\$269,500	+ 57.1%	\$171,500	\$269,500	+ 57.1%
Percent of Original List Price Received*	95.5%	97.8%	+ 2.4%	95.5%	97.8%	+ 2.4%
Days on Market Until Sale	54	59	+ 9.3%	54	59	+ 9.3%
Inventory of Homes for Sale	10	13	+ 30.0%	--	--	--
Months Supply of Inventory	5.6	5.2	- 7.1%	--	--	--

* 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

