

Local Market Update for January 2026

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

92105

City Heights

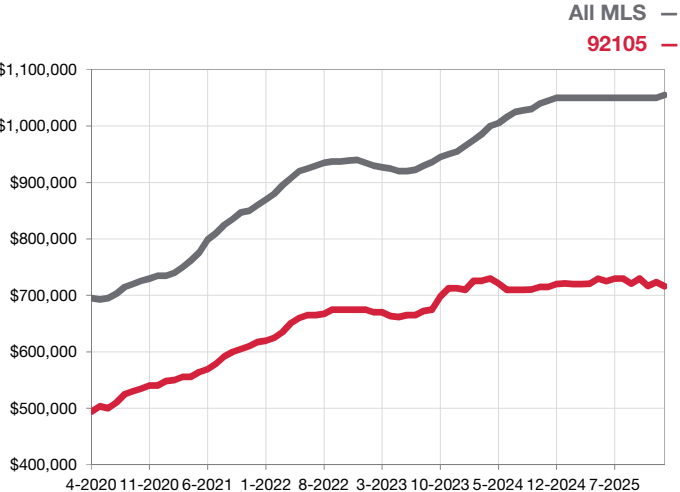
Detached	January			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	19	14	- 26.3%	19	14	- 26.3%
Pending Sales	4	5	+ 25.0%	4	5	+ 25.0%
Closed Sales	6	11	+ 83.3%	6	11	+ 83.3%
Median Sales Price*	\$722,500	\$705,535	- 2.3%	\$722,500	\$705,535	- 2.3%
Percent of Original List Price Received*	101.7%	98.0%	- 3.6%	101.7%	98.0%	- 3.6%
Days on Market Until Sale	26	36	+ 38.5%	26	36	+ 38.5%
Inventory of Homes for Sale	18	22	+ 22.2%	--	--	--
Months Supply of Inventory	1.4	2.2	+ 57.1%	--	--	--

* 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.

Attached	January			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	13	5	- 61.5%	13	5	- 61.5%
Pending Sales	8	5	- 37.5%	8	5	- 37.5%
Closed Sales	2	9	+ 350.0%	2	9	+ 350.0%
Median Sales Price*	\$385,000	\$430,000	+ 11.7%	\$385,000	\$430,000	+ 11.7%
Percent of Original List Price Received*	92.4%	97.6%	+ 5.6%	92.4%	97.6%	+ 5.6%
Days on Market Until Sale	24	63	+ 162.5%	24	63	+ 162.5%
Inventory of Homes for Sale	22	19	- 13.6%	--	--	--
Months Supply of Inventory	3.4	2.6	- 23.5%	--	--	--

* 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

