

# Local Market Update for January 2026

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

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Rancho San Diego

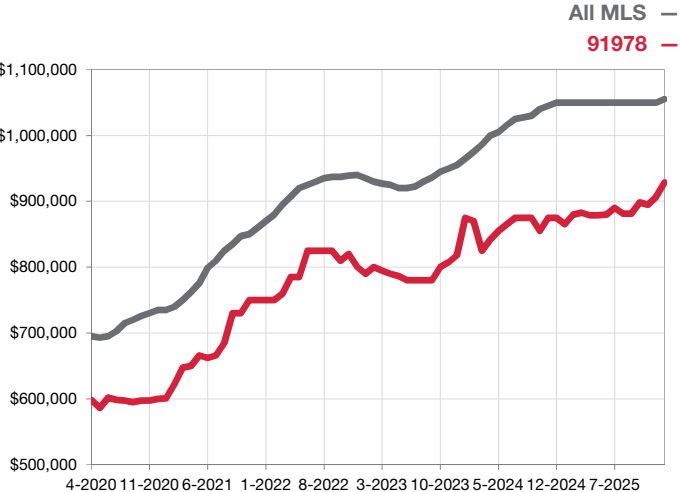
Detached	January			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	3	5	+ 66.7%	3	5	+ 66.7%
Pending Sales	3	2	- 33.3%	3	2	- 33.3%
Closed Sales	1	3	+ 200.0%	1	3	+ 200.0%
Median Sales Price*	\$840,000	\$1,055,000	+ 25.6%	\$840,000	\$1,055,000	+ 25.6%
Percent of Original List Price Received*	100.1%	94.1%	- 6.0%	100.1%	94.1%	- 6.0%
Days on Market Until Sale	9	105	+ 1066.7%	9	105	+ 1066.7%
Inventory of Homes for Sale	3	4	+ 33.3%	--	--	--
Months Supply of Inventory	0.8	1.0	+ 25.0%	--	--	--

\* 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.

Attached	January			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	3	4	+ 33.3%	3	4	+ 33.3%
Pending Sales	2	2	0.0%	2	2	0.0%
Closed Sales	1	1	0.0%	1	1	0.0%
Median Sales Price*	\$550,000	\$610,000	+ 10.9%	\$550,000	\$610,000	+ 10.9%
Percent of Original List Price Received*	99.1%	101.8%	+ 2.7%	99.1%	101.8%	+ 2.7%
Days on Market Until Sale	26	29	+ 11.5%	26	29	+ 11.5%
Inventory of Homes for Sale	2	5	+ 150.0%	--	--	--
Months Supply of Inventory	1.3	3.0	+ 130.8%	--	--	--

\* 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

