

Local Market Update for January 2026

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

91950

National City

Detached		January			Year to Date		
Key Metrics		2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings		20	9	- 55.0%	20	9	- 55.0%
Pending Sales		9	11	+ 22.2%	9	11	+ 22.2%
Closed Sales		4	5	+ 25.0%	4	5	+ 25.0%
Median Sales Price*		\$623,375	\$705,000	+ 13.1%	\$623,375	\$705,000	+ 13.1%
Percent of Original List Price Received*		95.4%	101.1%	+ 6.0%	95.4%	101.1%	+ 6.0%
Days on Market Until Sale		40	23	- 42.5%	40	23	- 42.5%
Inventory of Homes for Sale		23	5	- 78.3%	--	--	--
Months Supply of Inventory		3.2	0.6	- 81.3%	--	--	--

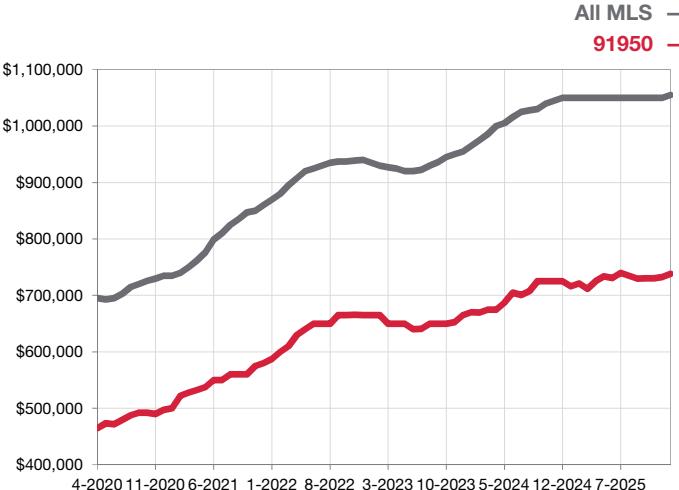
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		January			Year to Date		
Key Metrics		2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings		5	5	0.0%	5	5	0.0%
Pending Sales		3	4	+ 33.3%	3	4	+ 33.3%
Closed Sales		1	5	+ 400.0%	1	5	+ 400.0%
Median Sales Price*		\$268,000	\$535,000	+ 99.6%	\$268,000	\$535,000	+ 99.6%
Percent of Original List Price Received*		97.5%	94.7%	- 2.9%	97.5%	94.7%	- 2.9%
Days on Market Until Sale		46	36	- 21.7%	46	36	- 21.7%
Inventory of Homes for Sale		17	10	- 41.2%	--	--	--
Months Supply of Inventory		5.7	3.0	- 47.4%	--	--	--

* 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

