

Local Market Update for January 2026

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

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Tierrasanta

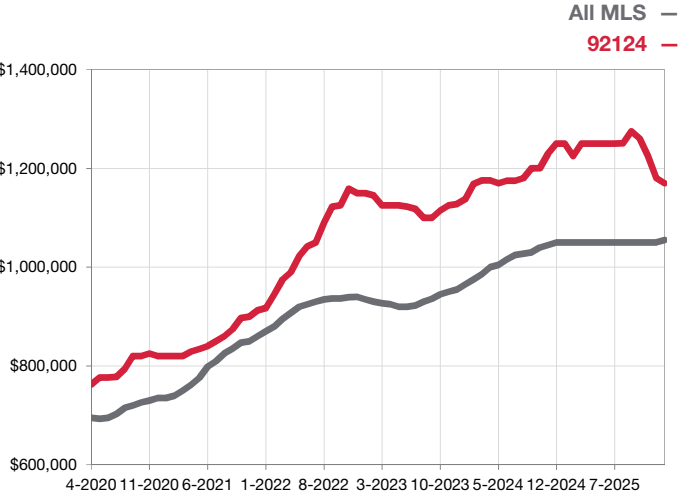
| Detached | January | | | Year to Date | | |
|--|-------------|-------------|----------------|--------------|-------------|----------------|
| Key Metrics | 2025 | 2026 | Percent Change | Thru 1-2025 | Thru 1-2026 | Percent Change |
| New Listings | 10 | 11 | + 10.0% | 10 | 11 | + 10.0% |
| Pending Sales | 7 | 7 | 0.0% | 7 | 7 | 0.0% |
| Closed Sales | 7 | 2 | - 71.4% | 7 | 2 | - 71.4% |
| Median Sales Price* | \$1,115,000 | \$1,052,500 | - 5.6% | \$1,115,000 | \$1,052,500 | - 5.6% |
| Percent of Original List Price Received* | 100.7% | 91.6% | - 9.0% | 100.7% | 91.6% | - 9.0% |
| Days on Market Until Sale | 30 | 37 | + 23.3% | 30 | 37 | + 23.3% |
| Inventory of Homes for Sale | 8 | 9 | + 12.5% | -- | -- | -- |
| Months Supply of Inventory | 1.0 | 1.1 | + 10.0% | -- | -- | -- |

* 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 | 9 | 11 | + 22.2% | 9 | 11 | + 22.2% |
| Pending Sales | 4 | 9 | + 125.0% | 4 | 9 | + 125.0% |
| Closed Sales | 5 | 7 | + 40.0% | 5 | 7 | + 40.0% |
| Median Sales Price* | \$650,000 | \$635,000 | - 2.3% | \$650,000 | \$635,000 | - 2.3% |
| Percent of Original List Price Received* | 95.8% | 96.1% | + 0.3% | 95.8% | 96.1% | + 0.3% |
| Days on Market Until Sale | 57 | 54 | - 5.3% | 57 | 54 | - 5.3% |
| Inventory of Homes for Sale | 12 | 9 | - 25.0% | -- | -- | -- |
| Months Supply of Inventory | 2.0 | 1.3 | - 35.0% | -- | -- | -- |

* 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

