

# 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	<b>\$705,535</b>	- 2.3%	\$722,500	<b>\$705,535</b>	- 2.3%
Percent of Original List Price Received*		101.7%	<b>98.0%</b>	- 3.6%	101.7%	<b>98.0%</b>	- 3.6%
Days on Market Until Sale		26	<b>36</b>	+ 38.5%	26	<b>36</b>	+ 38.5%
Inventory of Homes for Sale		18	<b>22</b>	+ 22.2%	--	--	--
Months Supply of Inventory		1.4	<b>2.2</b>	+ 57.1%	--	--	--

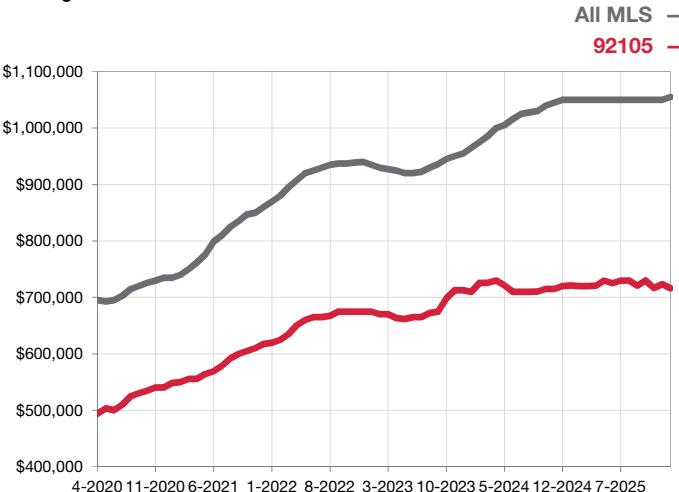
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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	<b>\$430,000</b>	+ 11.7%	\$385,000	<b>\$430,000</b>	+ 11.7%
Percent of Original List Price Received*		92.4%	<b>97.6%</b>	+ 5.6%	92.4%	<b>97.6%</b>	+ 5.6%
Days on Market Until Sale		24	<b>63</b>	+ 162.5%	24	<b>63</b>	+ 162.5%
Inventory of Homes for Sale		22	<b>19</b>	- 13.6%	--	--	--
Months Supply of Inventory		3.4	<b>2.6</b>	- 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

