

# Local Market Update for January 2026

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

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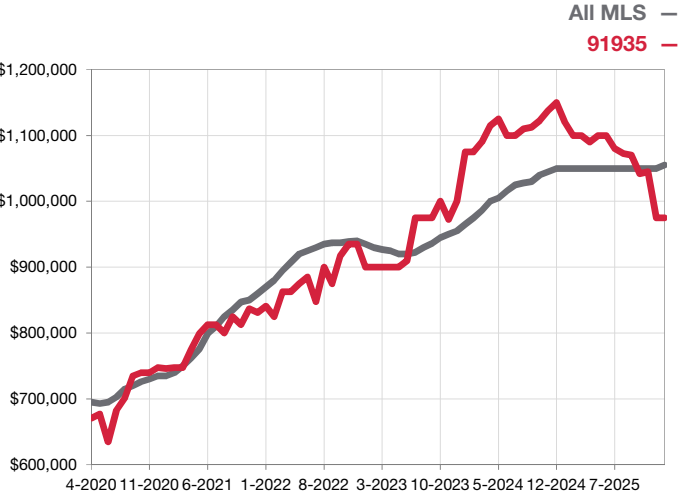
Detached	January			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	21	9	- 57.1%	21	9	- 57.1%
Pending Sales	6	8	+ 33.3%	6	8	+ 33.3%
Closed Sales	3	6	+ 100.0%	3	6	+ 100.0%
Median Sales Price*	\$1,077,000	\$1,036,500	- 3.8%	\$1,077,000	\$1,036,500	- 3.8%
Percent of Original List Price Received*	102.7%	92.1%	- 10.3%	102.7%	92.1%	- 10.3%
Days on Market Until Sale	36	112	+ 211.1%	36	112	+ 211.1%
Inventory of Homes for Sale	33	14	- 57.6%	--	--	--
Months Supply of Inventory	5.8	2.1	- 63.8%	--	--	--

\* 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.

Attached	January			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	0	0	--	0	0	--
Pending Sales	0	0	--	0	0	--
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of Original List Price Received*	0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale	0	0	--	0	0	--
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--

\* 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

