

Local Market Update for January 2026

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

92036

Julian

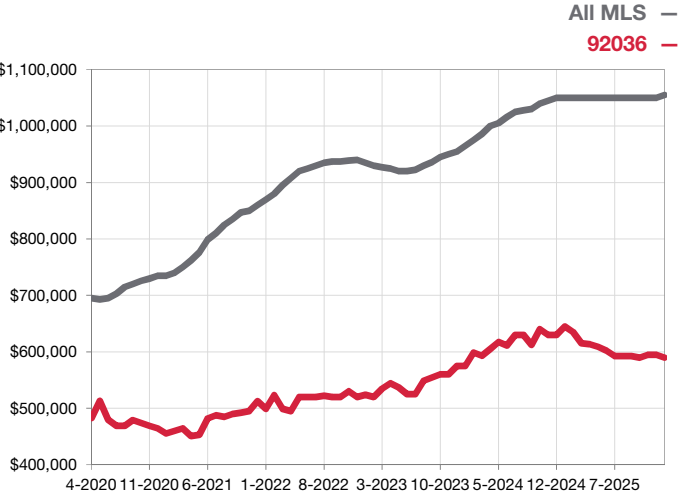
Detached	January			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	12	12	0.0%	12	12	0.0%
Pending Sales	3	8	+ 166.7%	3	8	+ 166.7%
Closed Sales	3	5	+ 66.7%	3	5	+ 66.7%
Median Sales Price*	\$745,000	\$600,000	- 19.5%	\$745,000	\$600,000	- 19.5%
Percent of Original List Price Received*	95.3%	89.7%	- 5.9%	95.3%	89.7%	- 5.9%
Days on Market Until Sale	64	80	+ 25.0%	64	80	+ 25.0%
Inventory of Homes for Sale	35	38	+ 8.6%	--	--	--
Months Supply of Inventory	5.5	5.6	+ 1.8%	--	--	--

* 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	1	0	- 100.0%	1	0	- 100.0%
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	1	1	0.0%	--	--	--
Months Supply of Inventory	1.0	0.0	- 100.0%	--	--	--

* 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

