

Local Market Update for January 2026

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

92104

North Park

Detached		January			Year to Date		
Key Metrics		2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings		27	17	- 37.0%	27	17	- 37.0%
Pending Sales		6	10	+ 66.7%	6	10	+ 66.7%
Closed Sales		8	9	+ 12.5%	8	9	+ 12.5%
Median Sales Price*		\$1,075,000	\$1,125,000	+ 4.7%	\$1,075,000	\$1,125,000	+ 4.7%
Percent of Original List Price Received*		99.4%	95.8%	- 3.6%	99.4%	95.8%	- 3.6%
Days on Market Until Sale		16	35	+ 118.8%	16	35	+ 118.8%
Inventory of Homes for Sale		35	19	- 45.7%	--	--	--
Months Supply of Inventory		3.5	1.7	- 51.4%	--	--	--

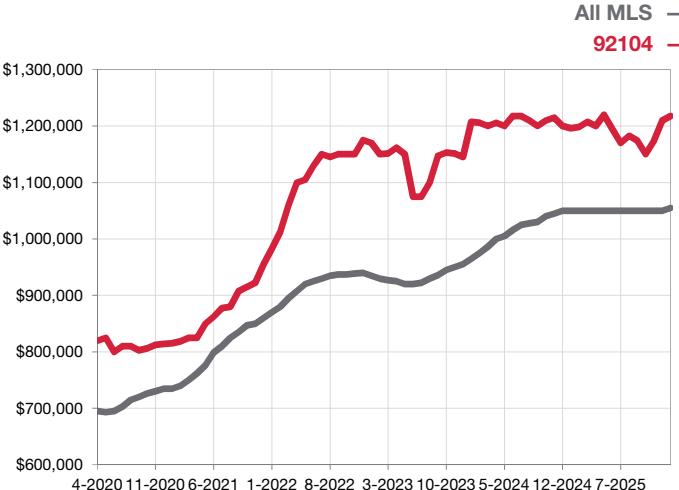
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		January			Year to Date		
Key Metrics		2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings		33	16	- 51.5%	33	16	- 51.5%
Pending Sales		15	5	- 66.7%	15	5	- 66.7%
Closed Sales		4	3	- 25.0%	4	3	- 25.0%
Median Sales Price*		\$421,500	\$690,000	+ 63.7%	\$421,500	\$690,000	+ 63.7%
Percent of Original List Price Received*		94.8%	98.5%	+ 3.9%	94.8%	98.5%	+ 3.9%
Days on Market Until Sale		87	15	- 82.8%	87	15	- 82.8%
Inventory of Homes for Sale		28	18	- 35.7%	--	--	--
Months Supply of Inventory		2.5	1.8	- 28.0%	--	--	--

* 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

