

# Local Market Update for January 2026

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

92131

Scripps Ranch

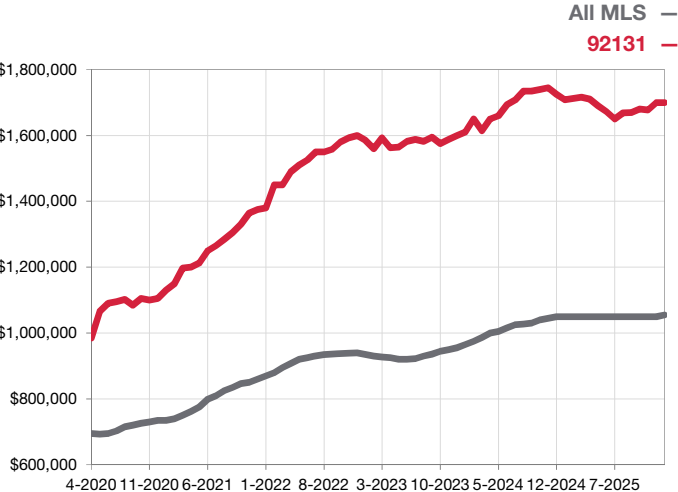
Detached	January			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	23	24	+ 4.3%	23	24	+ 4.3%
Pending Sales	12	14	+ 16.7%	12	14	+ 16.7%
Closed Sales	6	9	+ 50.0%	6	9	+ 50.0%
Median Sales Price*	\$1,615,000	\$1,535,000	- 5.0%	\$1,615,000	\$1,535,000	- 5.0%
Percent of Original List Price Received*	98.4%	99.3%	+ 0.9%	98.4%	99.3%	+ 0.9%
Days on Market Until Sale	30	27	- 10.0%	30	27	- 10.0%
Inventory of Homes for Sale	20	21	+ 5.0%	--	--	--
Months Supply of Inventory	1.4	1.7	+ 21.4%	--	--	--

\* 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	14	8	- 42.9%	14	8	- 42.9%
Pending Sales	11	4	- 63.6%	11	4	- 63.6%
Closed Sales	6	3	- 50.0%	6	3	- 50.0%
Median Sales Price*	\$682,500	\$735,000	+ 7.7%	\$682,500	\$735,000	+ 7.7%
Percent of Original List Price Received*	98.6%	97.4%	- 1.2%	98.6%	97.4%	- 1.2%
Days on Market Until Sale	41	76	+ 85.4%	41	76	+ 85.4%
Inventory of Homes for Sale	11	13	+ 18.2%	--	--	--
Months Supply of Inventory	1.1	1.8	+ 63.6%	--	--	--

\* 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

