

Local Market Update for January 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

Metro San Diego County

ZIP Codes: 92037, 92101, 92102, 92103, 92104, 92105, 92106, 92107, 92108, 92109, 92110, 92111, 92113, 92114, 92115, 92116, 92117, 92118, 92119, 92120, 92121, 92122, 92123, 92124, 92126, 92131, 92139

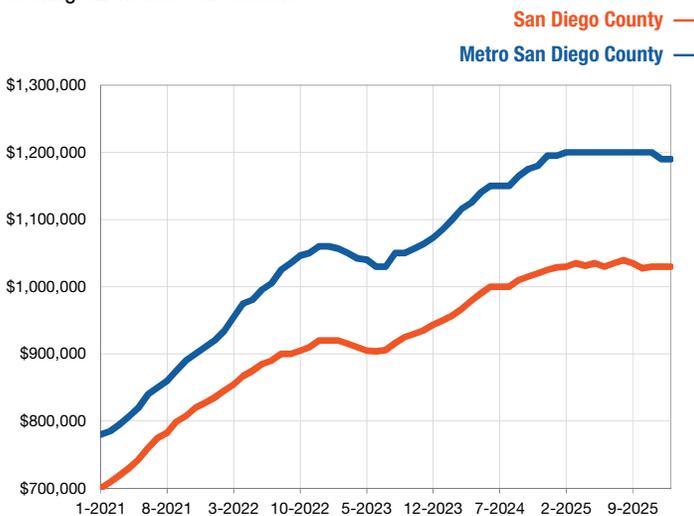
Detached Single-Family	January			Rolling 12 Months		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
Key Metrics						
New Listings	608	597	- 1.8%	6,076	6,725	+ 10.7%
Pending Sales	296	372	+ 25.7%	4,006	4,188	+ 4.5%
Closed Sales	255	252	- 1.2%	4,010	4,071	+ 1.5%
Days on Market Until Sale	30	32	+ 6.7%	23	26	+ 13.0%
Median Sales Price*	\$1,140,000	\$1,150,000	+ 0.9%	\$1,195,000	\$1,190,000	- 0.4%
Average Sales Price*	\$1,526,674	\$1,695,640	+ 11.1%	\$1,566,713	\$1,603,600	+ 2.4%
Percent of Original List Price Received*	97.7%	97.4%	- 0.3%	99.2%	97.9%	- 1.3%
Percent of List Price Received*	98.9%	98.7%	- 0.2%	100.2%	99.1%	- 1.1%
Inventory of Homes for Sale	827	691	- 16.4%	--	--	--
Months Supply of Inventory	2.5	2.0	- 20.0%	--	--	--

* 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.

Attached Single-Family	January			Rolling 12 Months		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
Key Metrics						
New Listings	598	500	- 16.4%	5,728	6,184	+ 8.0%
Pending Sales	276	226	- 18.1%	3,428	3,282	- 4.3%
Closed Sales	226	166	- 26.5%	3,416	3,293	- 3.6%
Days on Market Until Sale	38	50	+ 31.6%	28	39	+ 39.3%
Median Sales Price*	\$675,000	\$650,000	- 3.7%	\$694,000	\$695,000	+ 0.1%
Average Sales Price*	\$871,446	\$877,810	+ 0.7%	\$856,192	\$881,490	+ 3.0%
Percent of Original List Price Received*	97.7%	96.5%	- 1.2%	98.3%	96.9%	- 1.4%
Percent of List Price Received*	99.0%	98.7%	- 0.3%	99.4%	98.7%	- 0.7%
Inventory of Homes for Sale	976	770	- 21.1%	--	--	--
Months Supply of Inventory	3.4	2.8	- 17.6%	--	--	--

* 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 – Detached Single-Family
Rolling 12-Month Calculation



Median Sales Price – Attached Single-Family
Rolling 12-Month Calculation

