

Local Market Update for January 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

South San Diego County

ZIP Codes: 91902, 91910, 91911, 91913, 91914, 91915, 91932, 91950, 92154, 92173

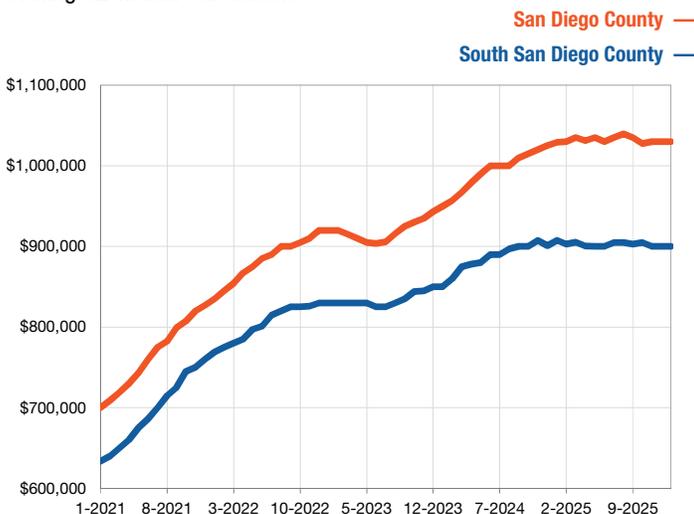
Detached Single-Family	January			Rolling 12 Months		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
Key Metrics						
New Listings	157	113	- 28.0%	1,657	1,688	+ 1.9%
Pending Sales	80	83	+ 3.8%	1,159	1,212	+ 4.6%
Closed Sales	69	66	- 4.3%	1,172	1,199	+ 2.3%
Days on Market Until Sale	30	27	- 10.0%	23	29	+ 26.1%
Median Sales Price*	\$900,000	\$900,000	0.0%	\$907,500	\$900,000	- 0.8%
Average Sales Price*	\$972,618	\$999,835	+ 2.8%	\$995,263	\$979,821	- 1.6%
Percent of Original List Price Received*	98.1%	99.9%	+ 1.8%	99.6%	99.2%	- 0.4%
Percent of List Price Received*	99.4%	101.0%	+ 1.6%	100.3%	100.1%	- 0.2%
Inventory of Homes for Sale	251	150	- 40.2%	--	--	--
Months Supply of Inventory	2.6	1.5	- 42.3%	--	--	--

* 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	101	76	- 24.8%	1,086	1,148	+ 5.7%
Pending Sales	53	44	- 17.0%	722	703	- 2.6%
Closed Sales	29	36	+ 24.1%	725	696	- 4.0%
Days on Market Until Sale	37	34	- 8.1%	27	33	+ 22.2%
Median Sales Price*	\$610,000	\$626,500	+ 2.7%	\$646,000	\$635,000	- 1.7%
Average Sales Price*	\$629,586	\$633,219	+ 0.6%	\$643,858	\$641,167	- 0.4%
Percent of Original List Price Received*	96.8%	98.6%	+ 1.9%	99.2%	98.8%	- 0.4%
Percent of List Price Received*	99.7%	99.7%	0.0%	100.4%	100.1%	- 0.3%
Inventory of Homes for Sale	192	157	- 18.2%	--	--	--
Months Supply of Inventory	3.2	2.7	- 15.6%	--	--	--

* 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

