

Local Market Update for March 2026

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

92036

Julian

Detached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	23	12	- 47.8%	40	35	- 12.5%
Pending Sales	4	3	- 25.0%	11	15	+ 36.4%
Closed Sales	6	5	- 16.7%	12	17	+ 41.7%
Median Sales Price*	\$582,000	\$480,000	- 17.5%	\$610,000	\$521,000	- 14.6%
Percent of Original List Price Received*	93.6%	94.8%	+ 1.3%	94.5%	90.7%	- 4.0%
Days on Market Until Sale	120	113	- 5.8%	97	96	- 1.0%
Inventory of Homes for Sale	48	40	- 16.7%	—	—	—
Months Supply of Inventory	8.3	5.9	- 28.9%	—	—	—

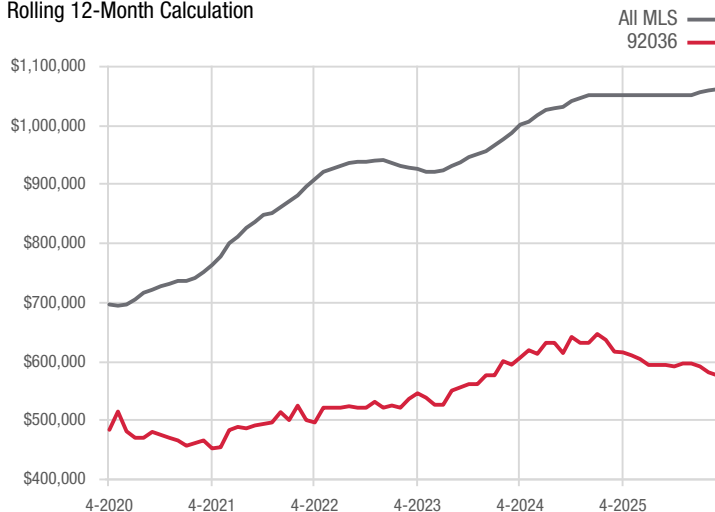
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	0	0	0.0%	1	0	- 100.0%
Pending Sales	0	0	0.0%	0	0	0.0%
Closed Sales	0	0	0.0%	0	0	0.0%
Median Sales Price*	—	—	—	—	—	—
Percent of Original List Price Received*	—	—	—	—	—	—
Days on Market Until Sale	—	—	—	—	—	—
Inventory of Homes for Sale	1	1	0.0%	—	—	—
Months Supply of Inventory	1.0	—	—	—	—	—

* 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

