Local Market Update for May 2026

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

92036

Julian

Detached	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	27	**12**	- 55.6%	85	**65**	- 23.5%
Pending Sales	14	**13**	- 7.1%	33	**34**	+ 3.0%
Closed Sales	9	**8**	- 11.1%	24	**32**	+ 33.3%
Median Sales Price*	$595,000	**$569,000**	- 4.4%	$600,000	**$550,000**	- 8.3%
Percent of Original List Price Received*	97.5%	**88.1%**	- 9.6%	95.6%	**90.8%**	- 5.0%
Days on Market Until Sale	34	**147**	+ 332.4%	79	**99**	+ 25.3%
Inventory of Homes for Sale	58	**42**	- 27.6%	—	**—**	—
Months Supply of Inventory	8.4	**6.5**	- 22.6%	—	**—**	—

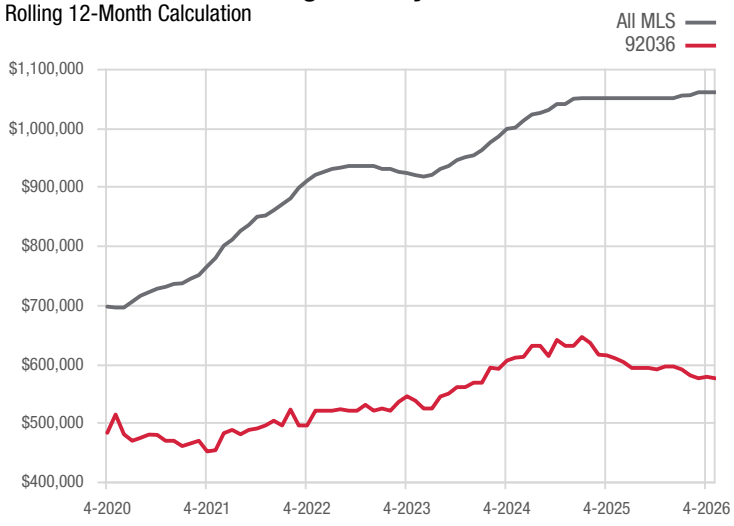
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	0	**0**	0.0%	2	**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	**0**	- 100.0%	—	**—**	—
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.

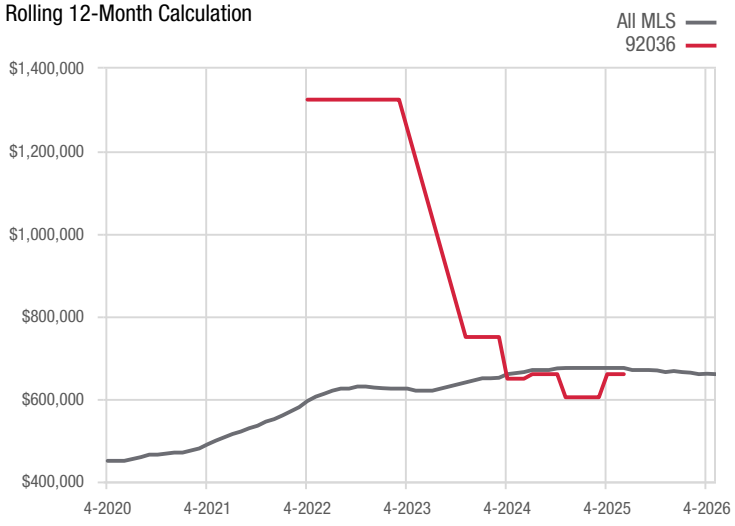
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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Current as of June 5, 2026. All data from the San Diego MLS. Report © 2026 ShowingTime Plus, LLC. Percent changes are calculated using rounded figures.