Local Market Update for July 2026

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

92036

Julian

Detached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	10	**10**	0.0%	115	**90**	- 21.7%
Pending Sales	2	**5**	+ 150.0%	43	**47**	+ 9.3%
Closed Sales	9	**9**	0.0%	44	**50**	+ 13.6%
Median Sales Price*	$480,000	**$625,000**	+ 30.2%	$567,000	**$585,000**	+ 3.2%
Percent of Original List Price Received*	94.7%	**98.5%**	+ 4.0%	95.7%	**92.3%**	- 3.6%
Days on Market Until Sale	40	**79**	+ 97.5%	63	**93**	+ 47.6%
Inventory of Homes for Sale	54	**42**	- 22.2%	—	—	—
Months Supply of Inventory	8.4	**6.3**	- 25.0%	—	—	—

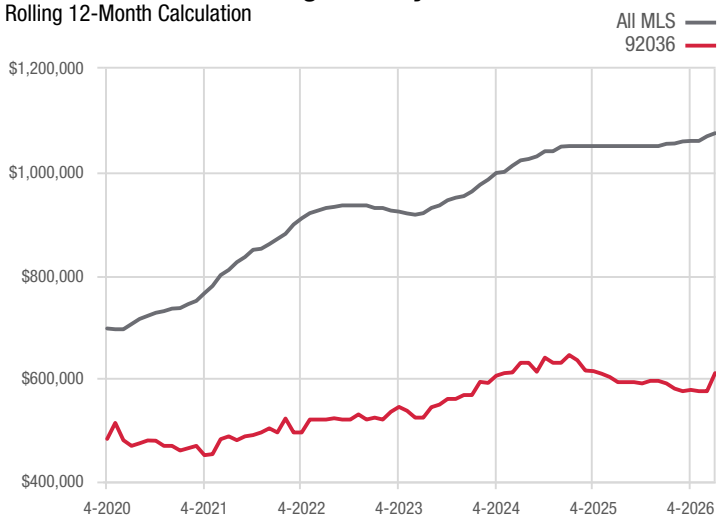
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% 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	—	—	—	—	—	—

* 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.

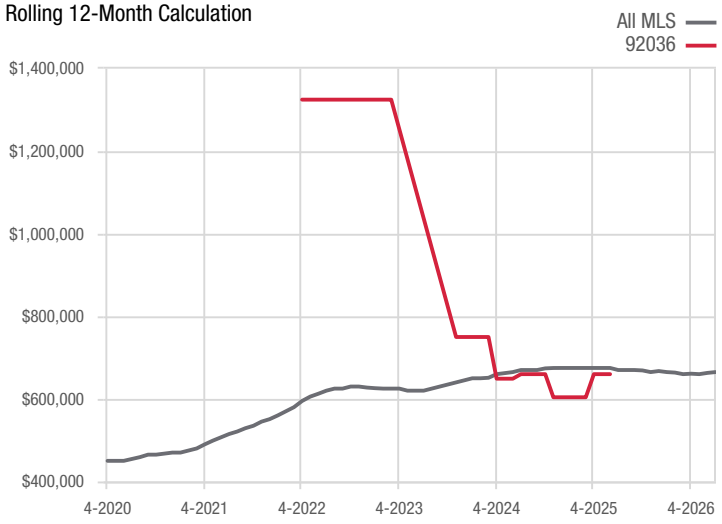
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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