Local Market Update for August 2026

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

92036

Julian

Detached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	15	**13**	- 13.3%	130	**96**	- 26.2%
Pending Sales	10	**6**	- 40.0%	53	**51**	- 3.8%
Closed Sales	2	**5**	+ 150.0%	46	**55**	+ 19.6%
Median Sales Price*	$842,000	**$607,500**	- 27.9%	$582,500	**$595,000**	+ 2.1%
Percent of Original List Price Received*	84.2%	**96.3%**	+ 14.4%	95.2%	**92.7%**	- 2.6%
Days on Market Until Sale	130	**81**	- 37.7%	66	**92**	+ 39.4%
Inventory of Homes for Sale	51	**34**	- 33.3%	—	**—**	—
Months Supply of Inventory	7.7	**5.5**	- 28.6%	—	**—**	—

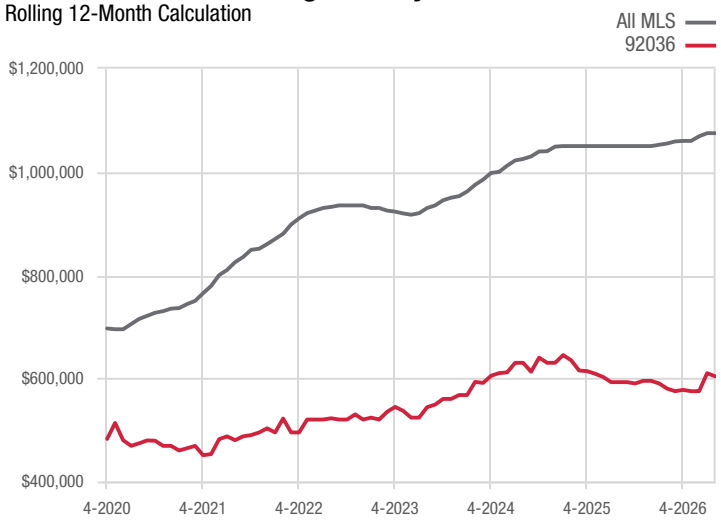
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% 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	—	**—**	—	—	**—**	—

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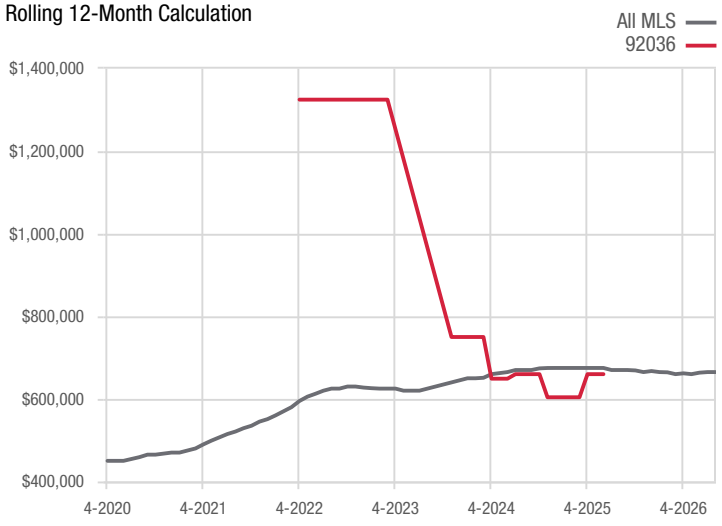
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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