

Local Market Update for March 2026

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

91935

Jamul

| Detached | March | | | Year to Date | | |
|--|-----------|------------------|----------|--------------|------------------|----------|
| | 2025 | 2026 | % Change | Thru 3-2025 | Thru 3-2026 | % Change |
| Key Metrics | | | | | | |
| New Listings | 10 | 8 | - 20.0% | 44 | 30 | - 31.8% |
| Pending Sales | 12 | 6 | - 50.0% | 22 | 21 | - 4.5% |
| Closed Sales | 5 | 9 | + 80.0% | 16 | 21 | + 31.3% |
| Median Sales Price* | \$740,000 | \$860,000 | + 16.2% | \$921,500 | \$920,000 | - 0.2% |
| Percent of Original List Price Received* | 85.0% | 98.7% | + 16.1% | 92.3% | 96.5% | + 4.6% |
| Days on Market Until Sale | 85 | 35 | - 58.8% | 61 | 62 | + 1.6% |
| Inventory of Homes for Sale | 26 | 17 | - 34.6% | — | — | — |
| Months Supply of Inventory | 4.4 | 2.7 | - 38.6% | — | — | — |

* 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 | March | | | Year to Date | | |
|--|-------|------|----------|--------------|-------------|----------|
| | 2025 | 2026 | % Change | Thru 3-2025 | Thru 3-2026 | % Change |
| Key Metrics | | | | | | |
| New Listings | 0 | 1 | — | 0 | 1 | — |
| 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 | 0 | 1 | — | — | — | — |
| 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

All MLS —
91935 —



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation

All MLS —
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