

Local Market Update for April 2025

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

92036

Julian

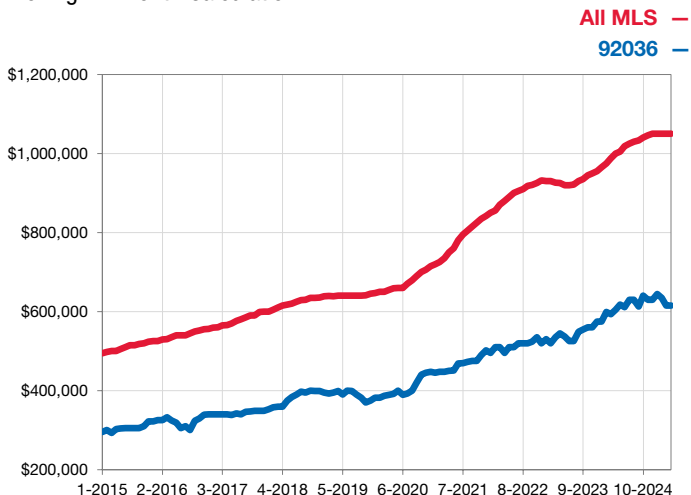
Detached	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	9	18	+ 100.0%	41	57	+ 39.0%
Pending Sales	3	8	+ 166.7%	21	20	- 4.8%
Closed Sales	4	4	0.0%	19	16	- 15.8%
Median Sales Price*	\$620,000	\$695,000	+ 12.1%	\$630,000	\$610,000	- 3.2%
Percent of Original List Price Received*	91.8%	95.4%	+ 3.9%	95.9%	94.7%	- 1.3%
Days on Market Until Sale	55	109	+ 98.2%	80	100	+ 25.0%
Inventory of Homes for Sale	32	48	+ 50.0%	--	--	--
Months Supply of Inventory	5.3	7.7	+ 45.3%	--	--	--

* 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	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	0	1	--	1	2	+ 100.0%
Pending Sales	0	0	--	1	0	- 100.0%
Closed Sales	1	0	- 100.0%	1	0	- 100.0%
Median Sales Price*	\$548,000	\$0	- 100.0%	\$548,000	\$0	- 100.0%
Percent of Original List Price Received*	91.5%	0.0%	- 100.0%	91.5%	0.0%	- 100.0%
Days on Market Until Sale	12	0	- 100.0%	12	0	- 100.0%
Inventory of Homes for Sale	0	1	--	--	--	--
Months Supply of Inventory	0.0	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

