

Local Market Update for July 2025

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

92036

Julian

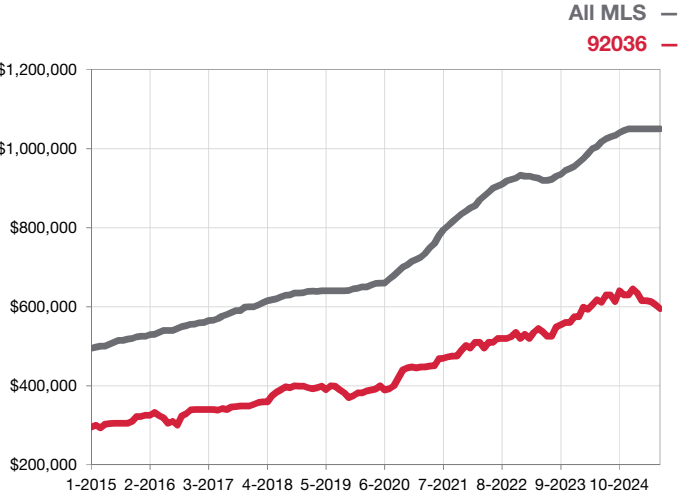
| Detached | July | | | Year to Date | | |
|--|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics | 2024 | 2025 | Percent Change | Thru 7-2024 | Thru 7-2025 | Percent Change |
| New Listings | 10 | 11 | + 10.0% | 79 | 116 | + 46.8% |
| Pending Sales | 6 | 4 | - 33.3% | 42 | 48 | + 14.3% |
| Closed Sales | 7 | 9 | + 28.6% | 38 | 45 | + 18.4% |
| Median Sales Price* | \$745,000 | \$480,000 | - 35.6% | \$621,338 | \$575,000 | - 7.5% |
| Percent of Original List Price Received* | 92.6% | 94.7% | + 2.3% | 94.3% | 95.8% | + 1.6% |
| Days on Market Until Sale | 96 | 40 | - 58.3% | 67 | 62 | - 7.5% |
| Inventory of Homes for Sale | 38 | 49 | + 28.9% | -- | -- | -- |
| Months Supply of Inventory | 6.9 | 7.2 | + 4.3% | -- | -- | -- |

* 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 | July | | | Year to Date | | |
|--|-----------|------|----------------|--------------|-------------|----------------|
| Key Metrics | 2024 | 2025 | Percent Change | Thru 7-2024 | Thru 7-2025 | Percent Change |
| New Listings | 0 | 0 | -- | 3 | 2 | - 33.3% |
| Pending Sales | 0 | 0 | -- | 2 | 0 | - 100.0% |
| Closed Sales | 1 | 0 | - 100.0% | 2 | 0 | - 100.0% |
| Median Sales Price* | \$660,000 | \$0 | - 100.0% | \$604,000 | \$0 | - 100.0% |
| Percent of Original List Price Received* | 97.8% | 0.0% | - 100.0% | 94.6% | 0.0% | - 100.0% |
| Days on Market Until Sale | 13 | 0 | - 100.0% | 13 | 0 | - 100.0% |
| Inventory of Homes for Sale | 1 | 1 | 0.0% | -- | -- | -- |
| Months Supply of Inventory | 1.0 | 0.0 | - 100.0% | -- | -- | -- |

* 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

