

Local Market Update for December 2025

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

92036

Julian

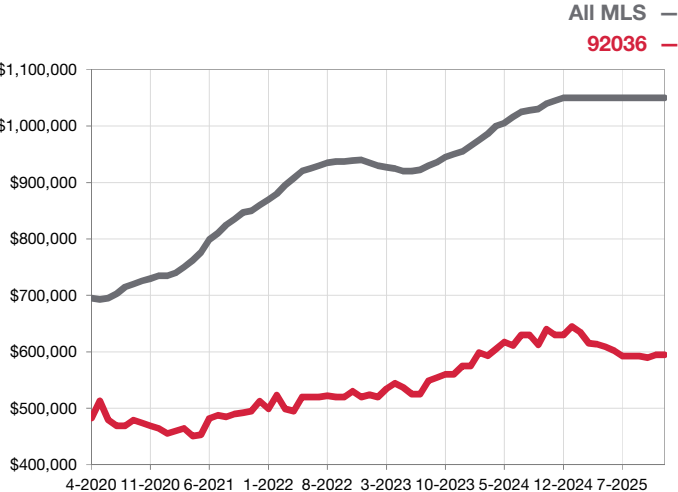
Detached	December			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	8	8	0.0%	130	183	+ 40.8%
Pending Sales	3	7	+ 133.3%	76	77	+ 1.3%
Closed Sales	8	6	- 25.0%	76	71	- 6.6%
Median Sales Price*	\$648,500	\$639,500	- 1.4%	\$630,000	\$595,000	- 5.6%
Percent of Original List Price Received*	93.9%	94.8%	+ 1.0%	95.0%	96.0%	+ 1.1%
Days on Market Until Sale	56	63	+ 12.5%	62	61	- 1.6%
Inventory of Homes for Sale	34	42	+ 23.5%	--	--	--
Months Supply of Inventory	5.4	6.5	+ 20.4%	--	--	--

* 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	December			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	0	0	--	3	2	- 33.3%
Pending Sales	0	0	--	2	0	- 100.0%
Closed Sales	0	0	--	2	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$604,000	\$0	- 100.0%
Percent of Original List Price Received*	0.0%	0.0%	--	94.6%	0.0%	- 100.0%
Days on Market Until Sale	0	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

