

# Local Market Update for February 2026

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

## 92036

Julian

| Detached                                 | February  |           |          | Year to Date |             |          |
|--|-----------|-----------|----------|--------------|-------------|----------|
|  | 2025      | 2026      | % Change | Thru 2-2025  | Thru 2-2026 | % Change |
| <b>Key Metrics</b>                       |           |           |          |              |             |          |
| New Listings                             | 5         | 10        | + 100.0% | 17           | 22          | + 29.4%  |
| Pending Sales                            | 4         | 5         | + 25.0%  | 7            | 12          | + 71.4%  |
| Closed Sales                             | 3         | 7         | + 133.3% | 6            | 12          | + 100.0% |
| Median Sales Price*                      | \$590,000 | \$521,000 | - 11.7%  | \$637,500    | \$587,500   | - 7.8%   |
| Percent of Original List Price Received* | 95.7%     | 88.5%     | - 7.5%   | 95.5%        | 89.0%       | - 6.8%   |
| Days on Market Until Sale                | 85        | 94        | + 10.6%  | 74           | 88          | + 18.9%  |
| Inventory of Homes for Sale              | 33        | 36        | + 9.1%   | —            | —           | —        |
| Months Supply of Inventory               | 5.5       | 5.3       | - 3.6%   | —            | —           | —        |

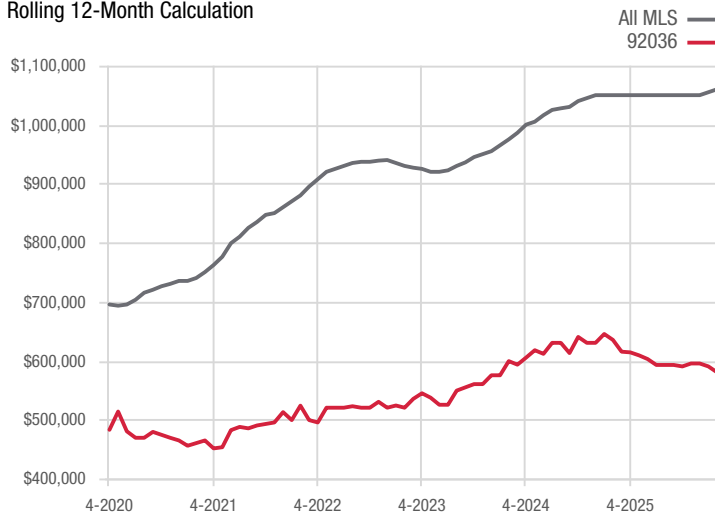
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Attached                                 | February |      |          | Year to Date |             |          |
|--|----------|------|----------|--------------|-------------|----------|
|  | 2025     | 2026 | % Change | Thru 2-2025  | Thru 2-2026 | % Change |
| <b>Key Metrics</b>                       |          |      |          |              |             |          |
| New Listings                             | 0        | 0    | 0.0%     | 1            | 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        | 1    | 0.0%     | —            | —           | —        |
| Months Supply of Inventory               | 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

