

Local Market Update for May 2025

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

92036

Julian

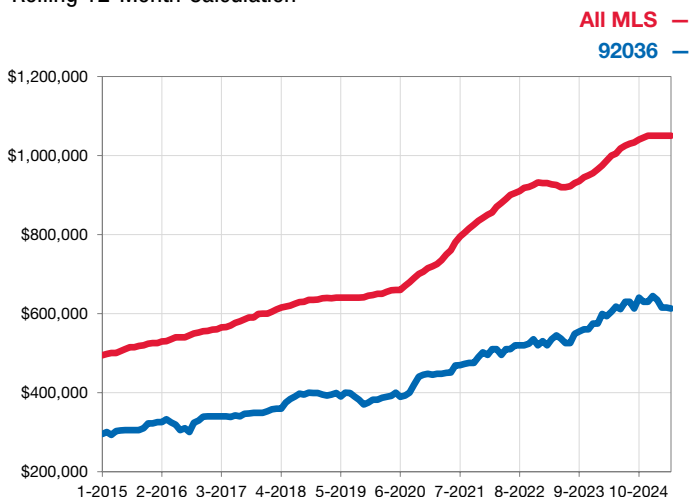
Detached	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	19	26	+ 36.8%	61	85	+ 39.3%
Pending Sales	5	14	+ 180.0%	26	35	+ 34.6%
Closed Sales	5	9	+ 80.0%	24	25	+ 4.2%
Median Sales Price*	\$675,000	\$595,000	- 11.9%	\$630,000	\$605,000	- 4.0%
Percent of Original List Price Received*	89.8%	97.5%	+ 8.6%	94.6%	95.8%	+ 1.3%
Days on Market Until Sale	38	34	- 10.5%	71	76	+ 7.0%
Inventory of Homes for Sale	42	56	+ 33.3%	--	--	--
Months Supply of Inventory	7.8	7.9	+ 1.3%	--	--	--

* 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	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	0	0	--	1	2	+ 100.0%
Pending Sales	0	0	--	1	0	- 100.0%
Closed Sales	0	0	--	1	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$548,000	\$0	- 100.0%
Percent of Original List Price Received*	0.0%	0.0%	--	91.5%	0.0%	- 100.0%
Days on Market Until Sale	0	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

