

Local Market Update for January 2026

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

92101

Downtown

Detached		January			Year to Date		
Key Metrics		2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings		5	2	- 60.0%	5	2	- 60.0%
Pending Sales		1	1	0.0%	1	1	0.0%
Closed Sales		0	0	--	0	0	--
Median Sales Price*		\$0	\$0	--	\$0	\$0	--
Percent of Original List Price Received*		0.0%	0.0%	--	0.0%	0.0%	--
Days on Market Until Sale		0	0	--	0	0	--
Inventory of Homes for Sale		4	3	- 25.0%	--	--	--
Months Supply of Inventory		4.0	2.6	- 35.0%	--	--	--

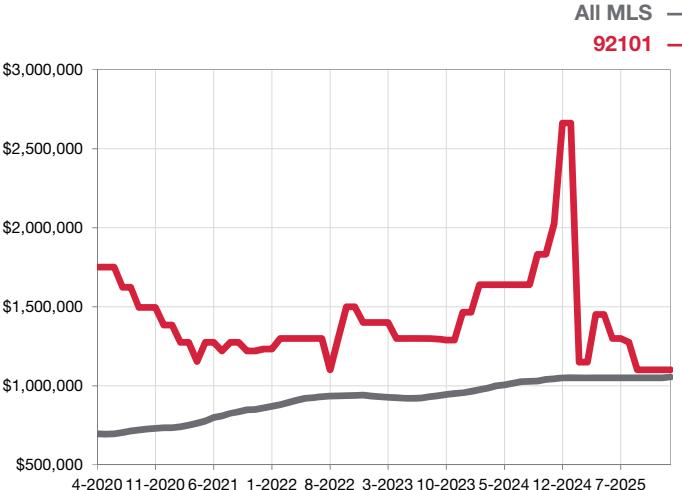
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		January			Year to Date		
Key Metrics		2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings		132	109	- 17.4%	132	109	- 17.4%
Pending Sales		47	23	- 51.1%	47	23	- 51.1%
Closed Sales		37	16	- 56.8%	37	16	- 56.8%
Median Sales Price*		\$620,000	\$557,500	- 10.1%	\$620,000	\$557,500	- 10.1%
Percent of Original List Price Received*		97.5%	94.8%	- 2.8%	97.5%	94.8%	- 2.8%
Days on Market Until Sale		50	63	+ 26.0%	50	63	+ 26.0%
Inventory of Homes for Sale		226	208	- 8.0%	--	--	--
Months Supply of Inventory		4.6	5.1	+ 10.9%	--	--	--

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Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

