

Local Market Update for January 2026

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

92101

Downtown

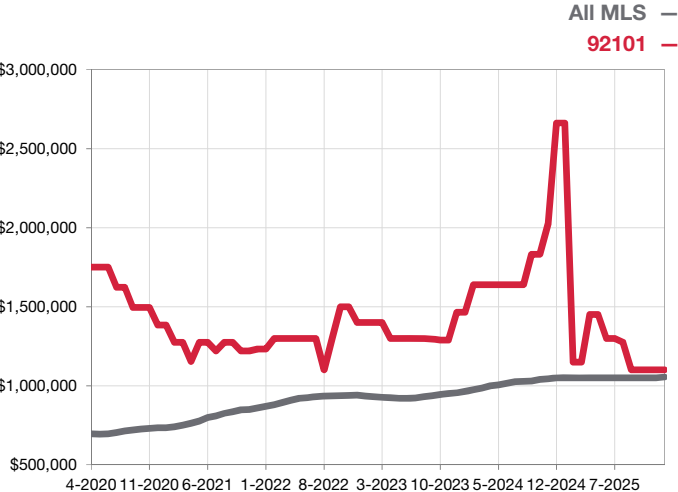
Detached	January			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	5	2	- 60.0%	5	2	- 60.0%
Pending Sales	1	1	0.0%	1	1	0.0%
Closed Sales	0	0	--	0	0	--
Median Sales Price*	\$0	\$0	--	\$0	\$0	--
Percent of Original List Price Received*	0.0%	0.0%	--	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%	--	--	--

* 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

