

# Local Market Update for January 2026

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

## 92106

Point Loma

Detached		January			Year to Date		
Key Metrics		2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings		24	19	- 20.8%	24	19	- 20.8%
Pending Sales		13	15	+ 15.4%	13	15	+ 15.4%
Closed Sales		5	9	+ 80.0%	5	9	+ 80.0%
Median Sales Price*		\$2,595,000	\$1,818,000	- 29.9%	\$2,595,000	\$1,818,000	- 29.9%
Percent of Original List Price Received*		95.4%	97.4%	+ 2.1%	95.4%	97.4%	+ 2.1%
Days on Market Until Sale		57	20	- 64.9%	57	20	- 64.9%
Inventory of Homes for Sale		30	23	- 23.3%	--	--	--
Months Supply of Inventory		2.5	2.0	- 20.0%	--	--	--

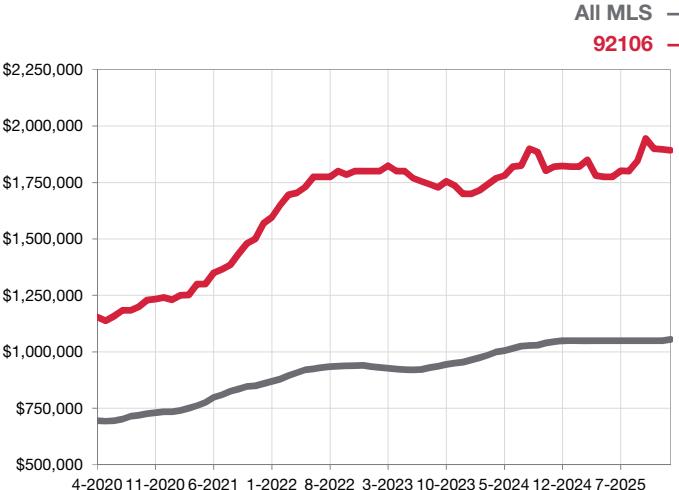
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		January			Year to Date		
Key Metrics		2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings		8	9	+ 12.5%	8	9	+ 12.5%
Pending Sales		6	2	- 66.7%	6	2	- 66.7%
Closed Sales		4	2	- 50.0%	4	2	- 50.0%
Median Sales Price*		\$1,175,000	\$1,168,250	- 0.6%	\$1,175,000	\$1,168,250	- 0.6%
Percent of Original List Price Received*		99.8%	93.2%	- 6.6%	99.8%	93.2%	- 6.6%
Days on Market Until Sale		19	59	+ 210.5%	19	59	+ 210.5%
Inventory of Homes for Sale		11	9	- 18.2%	--	--	--
Months Supply of Inventory		3.4	2.6	- 23.5%	--	--	--

\* 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

