



BROKERS • COLONIAL • DONAHOE

Market Report | January 2026

SAN DIEGO COUNTY

Highlights:

- Median Sales Price is up 0.2% over a 12 month rolling average and up 1.0% from the same month last year.
- Inventory of Homes for Sale is up 32.0% over a 12 month rolling average and up 1.5% from the same month last year.
- Days on Market is up 26.7% over a 12 month rolling average and up 7.9% from the same month last year.

	Change in New Listings	Change in Closed Sales	Change in Inventory
Last Month	103.1%	-25.0%	16.0%
Same Month Last Year	-7.9%	-9.9%	1.5%



	January 2025	January 2026	+ / -	12 Month Avg	+ / -
New Listings	3142	2894	-7.9%	2851	6.9%
Pending Sales	1716	1727	0.6%	1921	-1.4%
Closed Sales	1462	1317	-9.9%	1848	-2.7%
Median Sales Price	\$890,000	\$899,000	1.0%	\$906,010	0.2%
Average Sales Price	\$1,197,999	\$1,205,785	0.6%	\$1,211,095	1.6%
List to Sale Price Ratio	97.6%	97.1%	-0.5%	97.6%	-1.1%
Days on Market	38	41	7.9%	32	26.7%
Inventory of Homes for Sale	4213	4278	1.5%	5275	32.0%
Months Supply of Inventory	2.2	3.2	45.5%	2.8	32.2%

% Change in Median Price

