

Local Market Update for January 2026

Provided by the North San Diego County REALTORS®.

92007 - Cardiff

North San Diego County

Detached Single-Family

Key Metrics	January			Rolling 12 Months		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	8	7	- 12.5%	85	92	+ 8.2%
Pending Sales	3	4	+ 33.3%	57	64	+ 12.3%
Closed Sales	6	5	- 16.7%	62	60	- 3.2%
Days on Market Until Sale	35	45	+ 28.6%	31	31	0.0%
Median Sales Price*	\$2,425,000	\$2,400,000	- 1.0%	\$2,475,000	\$2,304,900	- 6.9%
Average Sales Price*	\$2,240,667	\$2,544,000	+ 13.5%	\$2,726,939	\$2,562,797	- 6.0%
Percent of Original List Price Received*	96.7%	99.1%	+ 2.5%	97.7%	95.8%	- 1.9%
Percent of List Price Received*	96.9%	100.1%	+ 3.3%	99.9%	97.6%	- 2.3%
Inventory of Homes for Sale	25	7	- 72.0%	--	--	--
Months Supply of Inventory	5.3	1.3	- 75.5%	--	--	--

* 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.

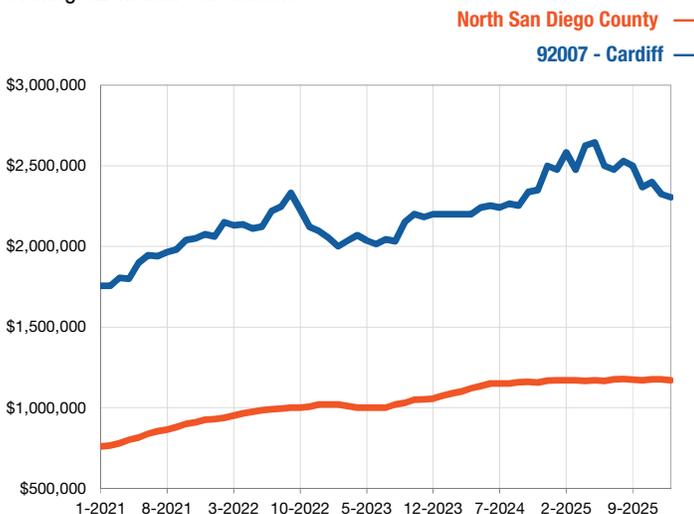
Attached Single-Family

Key Metrics	January			Rolling 12 Months		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	6	2	- 66.7%	58	54	- 6.9%
Pending Sales	2	1	- 50.0%	37	38	+ 2.7%
Closed Sales	3	2	- 33.3%	40	39	- 2.5%
Days on Market Until Sale	16	9	- 43.8%	26	31	+ 19.2%
Median Sales Price*	\$2,650,000	\$2,042,113	- 22.9%	\$1,457,500	\$1,625,000	+ 11.5%
Average Sales Price*	\$2,423,333	\$2,042,113	- 15.7%	\$1,867,737	\$2,004,994	+ 7.3%
Percent of Original List Price Received*	99.8%	108.3%	+ 8.5%	98.5%	98.2%	- 0.3%
Percent of List Price Received*	99.8%	108.3%	+ 8.5%	99.5%	98.2%	- 1.3%
Inventory of Homes for Sale	10	6	- 40.0%	--	--	--
Months Supply of Inventory	3.2	1.9	- 40.6%	--	--	--

* 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 – Detached Single-Family

Rolling 12-Month Calculation



Median Sales Price – Attached Single-Family

Rolling 12-Month Calculation

