

Local Market Update for January 2026

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

92037

La Jolla

Detached		January			Year to Date		
Key Metrics		2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings		51	40	- 21.6%	51	40	- 21.6%
Pending Sales		23	20	- 13.0%	23	20	- 13.0%
Closed Sales		17	21	+ 23.5%	17	21	+ 23.5%
Median Sales Price*		\$2,900,000	\$3,486,410	+ 20.2%	\$2,900,000	\$3,486,410	+ 20.2%
Percent of Original List Price Received*		92.3%	95.8%	+ 3.8%	92.3%	95.8%	+ 3.8%
Days on Market Until Sale		62	49	- 21.0%	62	49	- 21.0%
Inventory of Homes for Sale		84	85	+ 1.2%	--	--	--
Months Supply of Inventory		3.6	3.7	+ 2.8%	--	--	--

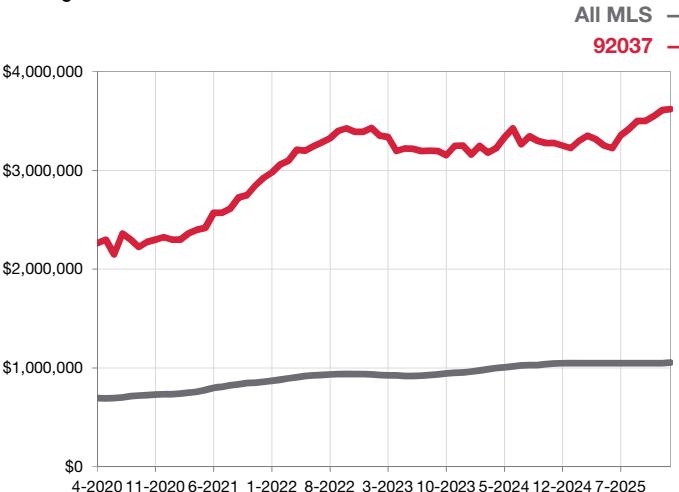
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		January			Year to Date		
Key Metrics		2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings		45	34	- 24.4%	45	34	- 24.4%
Pending Sales		14	19	+ 35.7%	14	19	+ 35.7%
Closed Sales		14	16	+ 14.3%	14	16	+ 14.3%
Median Sales Price*		\$1,090,000	\$1,295,000	+ 18.8%	\$1,090,000	\$1,295,000	+ 18.8%
Percent of Original List Price Received*		99.1%	96.0%	- 3.1%	99.1%	96.0%	- 3.1%
Days on Market Until Sale		38	62	+ 63.2%	38	62	+ 63.2%
Inventory of Homes for Sale		73	61	- 16.4%	--	--	--
Months Supply of Inventory		3.6	2.8	- 22.2%	--	--	--

* 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

