

Local Market Update for February 2025

Provided by the North San Diego County REALTORS®.

92037 - La Jolla

Metro San Diego County

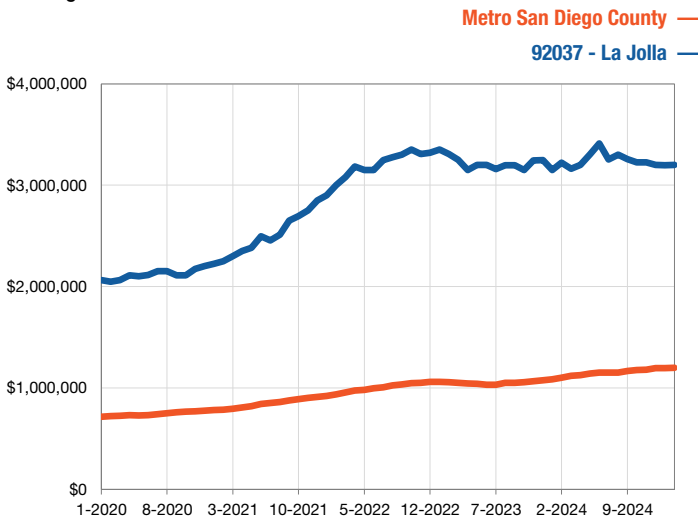
Detached Single-Family	February			Rolling 12 Months		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
Key Metrics						
New Listings	33	33	0.0%	392	479	+ 22.2%
Pending Sales	33	33	0.0%	236	285	+ 20.8%
Closed Sales	22	24	+ 9.1%	232	285	+ 22.8%
Days on Market Until Sale	38	30	- 21.1%	34	34	0.0%
Median Sales Price*	\$3,476,500	\$4,238,170	+ 21.9%	\$3,222,000	\$3,200,000	- 0.7%
Average Sales Price*	\$5,387,102	\$4,949,445	- 8.1%	\$4,134,833	\$4,196,607	+ 1.5%
Percent of Original List Price Received*	97.4%	97.8%	+ 0.4%	96.6%	96.4%	- 0.2%
Percent of List Price Received*	99.5%	99.4%	- 0.1%	98.1%	97.4%	- 0.7%
Inventory of Homes for Sale	81	76	- 6.2%	--	--	--
Months Supply of Inventory	4.1	3.2	- 22.0%	--	--	--

* 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 Single-Family	February			Rolling 12 Months		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
Key Metrics						
New Listings	32	28	- 12.5%	372	396	+ 6.5%
Pending Sales	17	26	+ 52.9%	282	250	- 11.3%
Closed Sales	23	14	- 39.1%	284	246	- 13.4%
Days on Market Until Sale	38	32	- 15.8%	27	32	+ 18.5%
Median Sales Price*	\$1,206,000	\$902,000	- 25.2%	\$1,150,000	\$1,225,000	+ 6.5%
Average Sales Price*	\$1,471,913	\$1,440,500	- 2.1%	\$1,399,893	\$1,411,602	+ 0.8%
Percent of Original List Price Received*	96.8%	99.2%	+ 2.5%	97.7%	97.0%	- 0.7%
Percent of List Price Received*	98.3%	100.4%	+ 2.1%	99.2%	98.7%	- 0.5%
Inventory of Homes for Sale	54	56	+ 3.7%	--	--	--
Months Supply of Inventory	2.3	2.7	+ 17.4%	--	--	--

* 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

