

Local Market Update for January 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



92037 - La Jolla

Metro 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	56	51	- 8.9%	483	540	+ 11.8%
Pending Sales	25	24	- 4.0%	283	297	+ 4.9%
Closed Sales	19	22	+ 15.8%	283	298	+ 5.3%
Days on Market Until Sale	48	34	- 29.2%	34	33	- 2.9%
Median Sales Price*	\$2,750,000	\$3,468,205	+ 26.1%	\$3,195,000	\$3,500,000	+ 9.5%
Average Sales Price*	\$3,797,192	\$4,819,911	+ 26.9%	\$4,225,309	\$4,535,289	+ 7.3%
Percent of Original List Price Received*	93.2%	96.0%	+ 3.0%	96.4%	96.4%	0.0%
Percent of List Price Received*	95.6%	98.0%	+ 2.5%	97.4%	97.9%	+ 0.5%
Inventory of Homes for Sale	102	98	- 3.9%	--	--	--
Months Supply of Inventory	4.3	4.0	- 7.0%	--	--	--

* 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

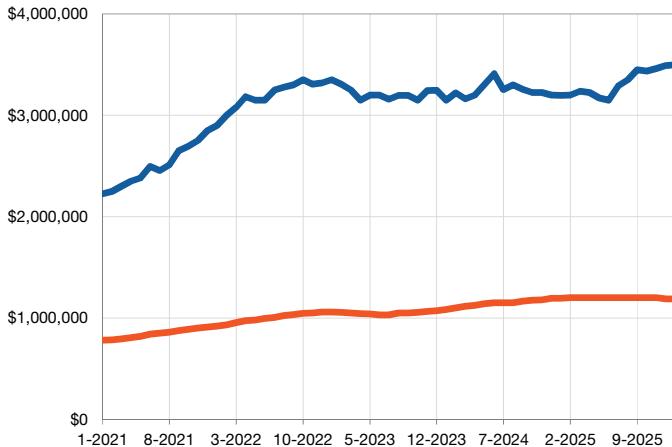
Key Metrics	January			Rolling 12 Months		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	44	33	- 25.0%	404	464	+ 14.9%
Pending Sales	13	19	+ 46.2%	241	268	+ 11.2%
Closed Sales	13	16	+ 23.1%	255	260	+ 2.0%
Days on Market Until Sale	37	50	+ 35.1%	33	37	+ 12.1%
Median Sales Price*	\$1,150,000	\$1,295,000	+ 12.6%	\$1,229,188	\$1,256,000	+ 2.2%
Average Sales Price*	\$1,367,337	\$1,524,141	+ 11.5%	\$1,415,470	\$1,504,483	+ 6.3%
Percent of Original List Price Received*	98.9%	96.0%	- 2.9%	96.8%	96.2%	- 0.6%
Percent of List Price Received*	100.5%	97.4%	- 3.1%	98.5%	97.9%	- 0.6%
Inventory of Homes for Sale	81	59	- 27.2%	--	--	--
Months Supply of Inventory	4.0	2.6	- 35.0%	--	--	--

* 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.

Median Sales Price – Detached Single-Family

Rolling 12-Month Calculation

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Median Sales Price – Attached Single-Family

Rolling 12-Month Calculation

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