

Local Market Update for May 2026

Provided by the North San Diego County REALTORS®.

92037 - La Jolla

Metro San Diego County

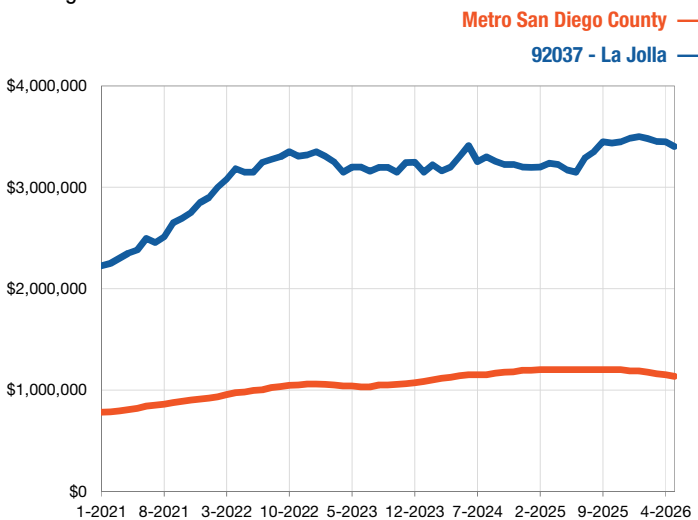
Detached Single-Family	May			Rolling 12 Months		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
Key Metrics						
New Listings	58	51	- 12.1%	527	615	+ 16.7%
Pending Sales	23	34	+ 47.8%	301	351	+ 16.6%
Closed Sales	27	36	+ 33.3%	311	329	+ 5.8%
Days on Market Until Sale	16	50	+ 212.5%	32	41	+ 28.1%
Median Sales Price*	\$3,300,000	\$2,475,000	- 25.0%	\$3,169,500	\$3,402,500	+ 7.4%
Average Sales Price*	\$4,235,167	\$3,494,514	- 17.5%	\$4,065,498	\$4,134,299	+ 1.7%
Percent of Original List Price Received*	99.2%	93.7%	- 5.5%	96.6%	95.5%	- 1.1%
Percent of List Price Received*	99.7%	95.8%	- 3.9%	97.7%	97.2%	- 0.5%
Inventory of Homes for Sale	123	134	+ 8.9%	--	--	--
Months Supply of Inventory	4.9	4.6	- 6.1%	--	--	--

* 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	May			Rolling 12 Months		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
Key Metrics						
New Listings	65	19	- 70.8%	456	338	- 25.9%
Pending Sales	19	15	- 21.1%	252	222	- 11.9%
Closed Sales	32	15	- 53.1%	261	220	- 15.7%
Days on Market Until Sale	35	46	+ 31.4%	35	43	+ 22.9%
Median Sales Price*	\$1,117,520	\$1,398,000	+ 25.1%	\$1,250,000	\$1,265,000	+ 1.2%
Average Sales Price*	\$1,436,736	\$1,459,867	+ 1.6%	\$1,432,176	\$1,487,074	+ 3.8%
Percent of Original List Price Received*	96.8%	96.2%	- 0.6%	96.7%	95.8%	- 0.9%
Percent of List Price Received*	99.1%	98.1%	- 1.0%	98.5%	97.6%	- 0.9%
Inventory of Homes for Sale	112	34	- 69.6%	--	--	--
Months Supply of Inventory	5.3	1.8	- 66.0%	--	--	--

* 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



Median Sales Price – Attached Single-Family
 Rolling 12-Month Calculation

