

Local Market Update for August 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



92037 - La Jolla

Metro San Diego County

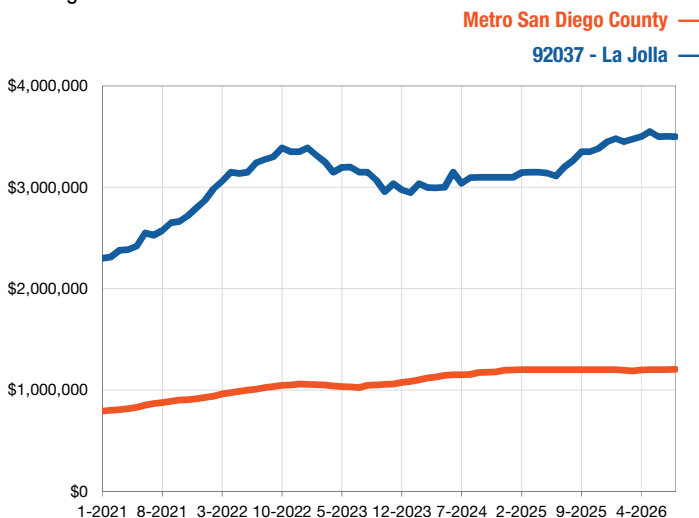
Detached Single-Family	August			Rolling 12 Months		
Key Metrics	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	47	34	- 27.7%	551	476	- 13.6%
Pending Sales	27	28	+ 3.7%	308	294	- 4.5%
Closed Sales	28	22	- 21.4%	312	288	- 7.7%
Days on Market Until Sale	35	52	+ 48.6%	32	45	+ 40.6%
Median Sales Price*	\$3,868,250	\$3,575,000	- 7.6%	\$3,262,500	\$3,500,000	+ 7.3%
Average Sales Price*	\$4,782,902	\$4,458,465	- 6.8%	\$4,017,248	\$4,439,165	+ 10.5%
Percent of Original List Price Received*	93.2%	97.0%	+ 4.1%	96.2%	95.7%	- 0.5%
Percent of List Price Received*	94.4%	98.0%	+ 3.8%	97.4%	97.3%	- 0.1%
Inventory of Homes for Sale	139	94	- 32.4%	--	--	--
Months Supply of Inventory	5.4	3.8	- 29.6%	--	--	--

* 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.

Attached Single-Family	August			Rolling 12 Months		
Key Metrics	2025	2026	Percent Change	Thru 8-2025	Thru 8-2026	Percent Change
New Listings	26	32	+ 23.1%	441	450	+ 2.0%
Pending Sales	16	18	+ 12.5%	248	269	+ 8.5%
Closed Sales	20	20	0.0%	243	263	+ 8.2%
Days on Market Until Sale	47	35	- 25.5%	38	41	+ 7.9%
Median Sales Price*	\$1,070,000	\$935,054	- 12.6%	\$1,186,250	\$1,230,000	+ 3.7%
Average Sales Price*	\$1,473,275	\$1,290,055	- 12.4%	\$1,442,164	\$1,437,133	- 0.3%
Percent of Original List Price Received*	92.5%	96.9%	+ 4.8%	96.4%	95.9%	- 0.5%
Percent of List Price Received*	95.0%	98.2%	+ 3.4%	98.2%	97.7%	- 0.5%
Inventory of Homes for Sale	99	78	- 21.2%	--	--	--
Months Supply of Inventory	4.8	3.5	- 27.1%	--	--	--

* 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.

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



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

