

Local Market Update for February 2026

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

92037

La Jolla

Detached	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
Key Metrics						
New Listings	35	37	+ 5.7%	86	78	- 9.3%
Pending Sales	27	23	- 14.8%	50	43	- 14.0%
Closed Sales	25	14	- 44.0%	42	35	- 16.7%
Median Sales Price*	\$4,425,000	\$3,975,000	- 10.2%	\$3,984,565	\$3,545,011	- 11.0%
Percent of Original List Price Received*	98.1%	94.4%	- 3.8%	95.8%	95.3%	- 0.5%
Days on Market Until Sale	31	65	+ 109.7%	43	56	+ 30.2%
Inventory of Homes for Sale	84	85	+ 1.2%	—	—	—
Months Supply of Inventory	3.7	3.8	+ 2.7%	—	—	—

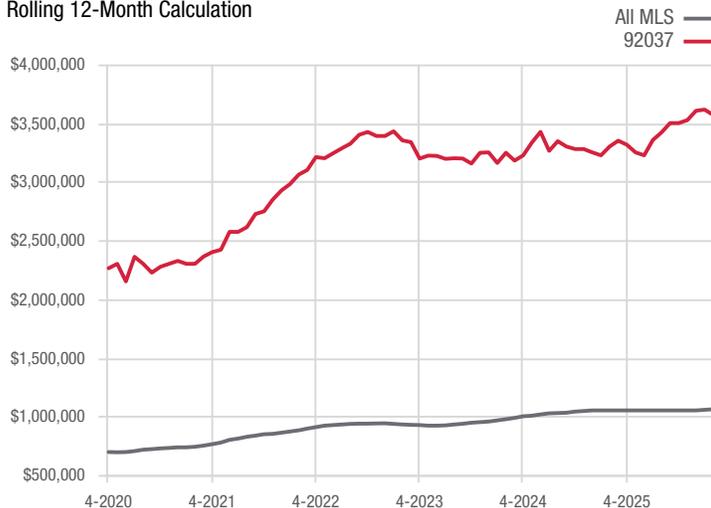
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	February			Year to Date		
	2025	2026	% Change	Thru 2-2025	Thru 2-2026	% Change
Key Metrics						
New Listings	33	38	+ 15.2%	78	75	- 3.8%
Pending Sales	24	20	- 16.7%	38	38	0.0%
Closed Sales	16	15	- 6.3%	30	31	+ 3.3%
Median Sales Price*	\$902,000	\$1,160,000	+ 28.6%	\$1,015,000	\$1,220,000	+ 20.2%
Percent of Original List Price Received*	99.5%	99.8%	+ 0.3%	99.3%	97.8%	- 1.5%
Days on Market Until Sale	38	43	+ 13.2%	38	52	+ 36.8%
Inventory of Homes for Sale	68	72	+ 5.9%	—	—	—
Months Supply of Inventory	3.3	3.3	0.0%	—	—	—

* 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 - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation

