# Local Market Update for July 2026

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

# 92037

## La Jolla

| Detached | July | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 7-2025** | **Thru 7-2026** | **% Change** |
| New Listings | 43 | **35** | - 18.6% | 329 | **274** | - 16.7% |
| Pending Sales | 21 | **19** | - 9.5% | 160 | **160** | 0.0% |
| Closed Sales | 27 | **20** | - 25.9% | 157 | **157** | 0.0% |
| Median Sales Price* | $3,567,000 | **$3,587,500** | + 0.6% | $3,489,250 | **$3,550,000** | + 1.7% |
| Percent of Original List Price Received* | 96.4% | **95.9%** | - 0.5% | 96.9% | **95.6%** | - 1.3% |
| Days on Market Until Sale | 27 | **34** | + 25.9% | 37 | **49** | + 32.4% |
| Inventory of Homes for Sale | 122 | **90** | - 26.2% | — | **—** | — |
| Months Supply of Inventory | 5.3 | **4.0** | - 24.5% | — | **—** | — |

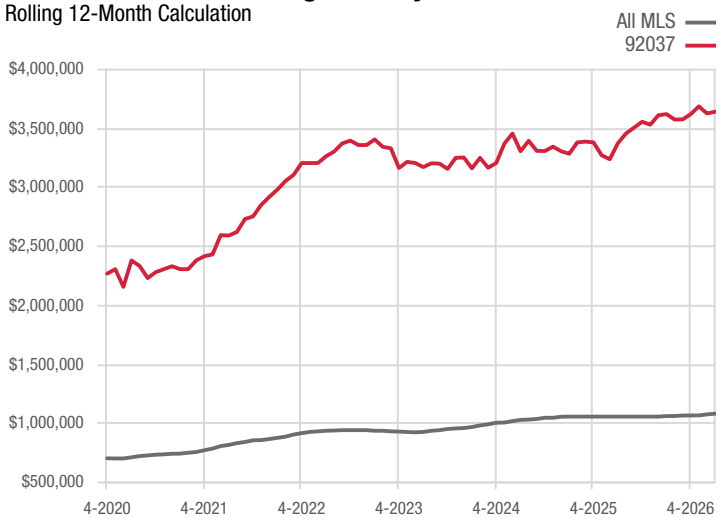
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Attached | July | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 7-2025** | **Thru 7-2026** | **% Change** |
| New Listings | 47 | **40** | - 14.9% | 324 | **296** | - 8.6% |
| Pending Sales | 30 | **18** | - 40.0% | 173 | **179** | + 3.5% |
| Closed Sales | 28 | **23** | - 17.9% | 159 | **166** | + 4.4% |
| Median Sales Price* | $1,225,000 | **$1,345,000** | + 9.8% | $1,241,688 | **$1,268,500** | + 2.2% |
| Percent of Original List Price Received* | 98.2% | **95.6%** | - 2.6% | 97.4% | **96.3%** | - 1.1% |
| Days on Market Until Sale | 32 | **38** | + 18.8% | 39 | **46** | + 17.9% |
| Inventory of Homes for Sale | 95 | **83** | - 12.6% | — | **—** | — |
| Months Supply of Inventory | 4.4 | **3.7** | - 15.9% | — | **—** | — |

* 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.

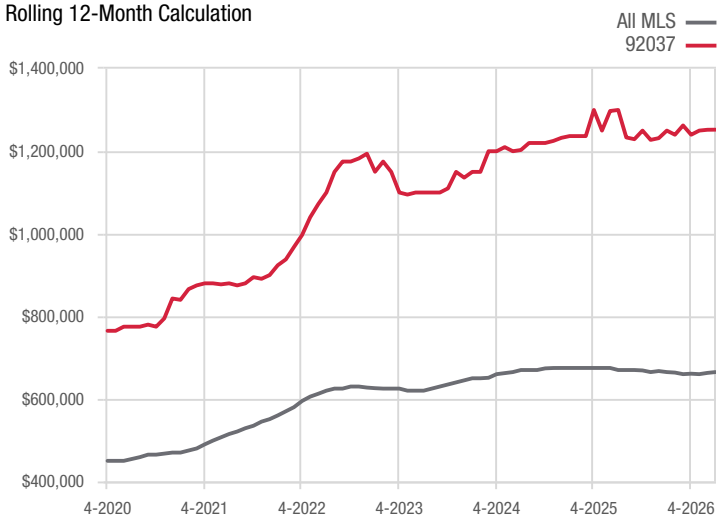
## Median Sales Price - Single Family

Rolling 12-Month Calculation




## Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation

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Current as of August 5, 2026. All data from the San Diego MLS. Report © 2026 ShowingTime Plus, LLC. Percent changes are calculated using rounded figures.