Local Market Update for August 2026

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

92037

La Jolla

Detached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	40	**32**	- 20.0%	366	**305**	- 16.7%
Pending Sales	26	**27**	+ 3.8%	186	**187**	+ 0.5%
Closed Sales	25	**16**	- 36.0%	182	**173**	- 4.9%
Median Sales Price*	$4,400,000	**$3,200,000**	- 27.3%	$3,583,500	**$3,505,000**	- 2.2%
Percent of Original List Price Received*	93.3%	**96.4%**	+ 3.3%	96.4%	**95.7%**	- 0.7%
Days on Market Until Sale	38	**53**	+ 39.5%	37	**49**	+ 32.4%
Inventory of Homes for Sale	115	**84**	- 27.0%	—	**—**	—
Months Supply of Inventory	5.1	**3.7**	- 27.5%	—	**—**	—

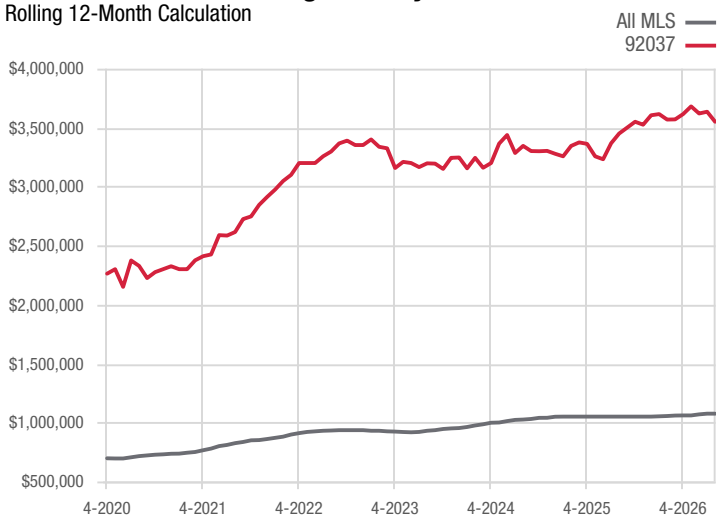
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	28	**36**	+ 28.6%	348	**330**	- 5.2%
Pending Sales	16	**17**	+ 6.3%	189	**194**	+ 2.6%
Closed Sales	22	**16**	- 27.3%	181	**183**	+ 1.1%
Median Sales Price*	$1,200,000	**$932,500**	- 22.3%	$1,229,188	**$1,252,500**	+ 1.9%
Percent of Original List Price Received*	92.8%	**96.8%**	+ 4.3%	96.8%	**96.2%**	- 0.6%
Days on Market Until Sale	47	**44**	- 6.4%	40	**45**	+ 12.5%
Inventory of Homes for Sale	87	**81**	- 6.9%	—	**—**	—
Months Supply of Inventory	4.1	**3.6**	- 12.2%	—	**—**	—

* 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.

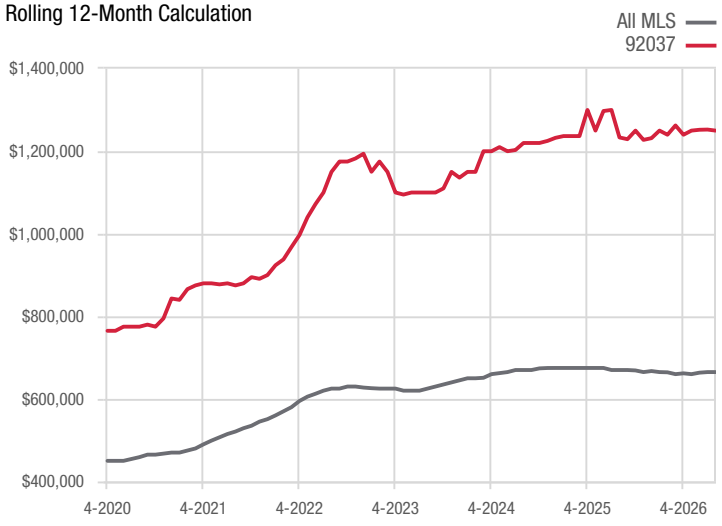
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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