

THE JEWEL

La Jolla's Quarterly Residential Market Report
Q1 2026



COMPASS

Presented by La Jolla Property Group
Your La Jolla Experts at Compass

www.lajollapropertygroup.com



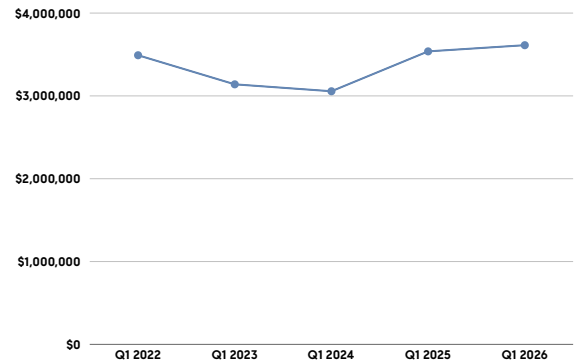
Current Market Report

La Jolla (92037)

SINGLE FAMILY

METRICS	Q1 2022	Q1 2026	% CHANGE
Avg. New Listings / Month	42.00	41.67	-0.8%
Avg. Pending Sales / Month	25.33	25.00	-1.3%
Avg. Closed Sales / Month	21.33	20.33	-4.7%
Avg. Median Sales Price*	\$3,537,500	\$3,612,137	2.1%
Avg. Percent of Original List Price Received*	95.37%	95.97%	0.6%
Avg. Days on Market Until Sale	46.00	54.00	17.4%
Avg. Inventory of Homes for Sale / Month	83.00	84.33	1.6%
Avg. Months of Supply of Inventory	3.60	3.70	2.8%

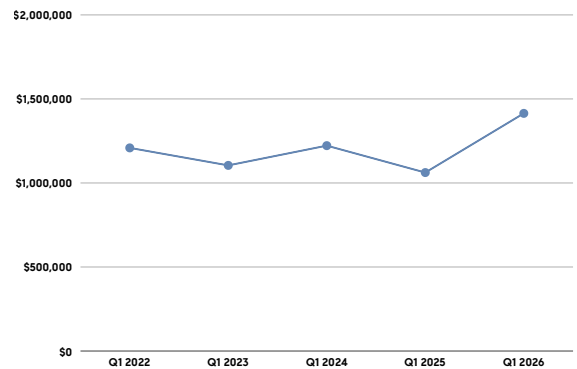
SINGLE FAMILY MEDIAN SALES PRICE
Q1 2022-2026



TOWNHOUSE/CONDOMINIUM

METRICS	Q1 2022	Q1 2026	% CHANGE
Avg. New Listings / Month	40.00	38.33	-4.2%
Avg. Pending Sales / Month	22.33	26.33	17.9%
Avg. Closed Sales / Month	17.33	19.00	9.6%
Avg. Median Sales Price*	\$1,061,833	\$1,414,000	33.2%
Avg. Percent of Original List Price Received*	98.60%	97.90%	-0.7%
Avg. Days on Market Until Sale	41.00	46.33	13.0%
Avg. Inventory of Homes for Sale / Month	71.33	66.33	-7.0%
Avg. Months of Supply of Inventory	3.47	2.97	-14.4%

TOWNHOUSE/CONDO MEDIAN SALES PRICE
Q1 2022-2026



Featured Sales from Q1

TYPE	ADDRESS	NEIGHBORHOOD	SOLD PRICE	BED	BATH	SQUARE FEET	PPSF	SOLD DATE	DOM
Single Family	7076 Neptune Pl	Beach Barber	\$22,250,000	3	4.5	3,323	\$6,696	01/21/2026	175
Single Family	210 Palomar Ave	Beach Barber	\$14,500,000	5	5	3,614	\$4,012	03/09/2026	4
Single Family	7757 Whitefield Pl	La Jolla	\$12,000,000	7	7	8,347	\$1,438	01/23/2026	83
Single Family	6005 La Jolla Scenic Dr S	Muirlands	\$9,500,000	6	6	7,631	\$1,245	03/25/2026	259
Single Family	1126 Muirlands Vista Way	Muirlands	\$7,800,000	6	6	6,077	\$1,284	02/27/2026	123
Condo	939 Coast Blvd, Unit 11B	Village of La Jolla	\$3,050,000	2	2	1,937	\$1,575	03/27/2026	1
Condo	1040 Genter St, Unit 203	Village of La Jolla	\$2,950,000	3	3.5	3,495	\$844	01/31/2026	8
Condo	939 Coast Blvd, Unit 4A	Village of La Jolla	\$2,750,000	1	1.5	1,160	\$2,371	01/30/2026	235
Single Family	2315 Avenida De La Playa	La Jolla Shores	\$7,200,000	5	3.5	3,814	\$1,876	01/26/2026	7
Single Family	6591 Avenida Wilfredo	Muirlands	\$6,900,000	3	3	4,530	\$1,523	01/15/2026	263

EXPERT MARKETING AND NEGOTIATION.

La Jolla Property Group at
Compass delivers local
expertise with the backing of
a global brand. We serve:

- La Jolla
- Del Mar
- Pacific Beach
- Rancho Santa Fe
- Solana Beach
- Coronado
- And Beyond!



Your Strategy Starts Now

Don't wait until the last minute to plan your next move.

Call or text John and Tyler at 858.255.0817

A successful real estate transaction begins well before a home is listed or purchased. Taking time to clarify goals, timing, and strategy can make the process far more efficient and less stressful when the moment to move arrives.

If you're in the early stages of considering a sale or purchase, or simply want to understand your options, we're always happy to have a meaningful and confidential conversation.

lajollapropertygroup.com
lajolla@compass.com



COMPASS

John McGuinness and Tyler Safran

La Jolla Property Group

Team Principals

DRE# 02189953 | DRE# 02110763

858.255.0817

lajolla@compass.com

www.lajollapropertygroup.com



OUR FEATURED SALE IN Q1

Sold for
\$1,273,000.00

Sold in 8 Days at 6.5% Above
Asking

Mesa Estates | Ramona
4 BD | 4 BA | 2,567 SF

Tucked behind a palm-lined driveway and a private electric gate, 15336 Mesa Estates Court is the kind of property that doesn't come around often — and when it does, it doesn't stay long. Set on more than six usable acres in the serene and coveted Mesa Estates community of Ramona, this lovingly maintained equestrian retreat was built for those who live and breathe the horse lifestyle. Six custom stables with shade pergolas, a cemented tack room, a three-rail riding arena, individual corrals, and four acres of perimeter-fenced land made this a true working haven — complemented by a resort-style pool, outdoor kitchen, mature fruit trees, and generous shaded patios perfect for Ramona's golden afternoons.

John McGuinness & Tyler Safran
La Jolla Property Group
Make your next move with us.
Global reach · Local expertise



Thinking of Making a Move?

Whether you're beginning to think about your next chapter, or if you know a friend or family member who is, thoughtful guidance can make all the difference.

We're always grateful for introductions and referrals, and we're happy to offer the same care and discretion to the people you trust most.

Sincerely,
John McGuinness & Tyler Safran
La Jolla Property Group at Compass
858.255.0817
lajolla@compass.com