

Local Market Update for March 2026

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

92075

Solana Beach

Detached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	13	12	- 7.7%	29	23	- 20.7%
Pending Sales	4	6	+ 50.0%	13	16	+ 23.1%
Closed Sales	6	5	- 16.7%	11	13	+ 18.2%
Median Sales Price*	\$3,417,500	\$2,890,000	- 15.4%	\$3,025,000	\$3,200,000	+ 5.8%
Percent of Original List Price Received*	94.5%	97.8%	+ 3.5%	95.9%	95.6%	- 0.3%
Days on Market Until Sale	47	12	- 74.5%	53	75	+ 41.5%
Inventory of Homes for Sale	23	17	- 26.1%	—	—	—
Months Supply of Inventory	4.9	3.7	- 24.5%	—	—	—

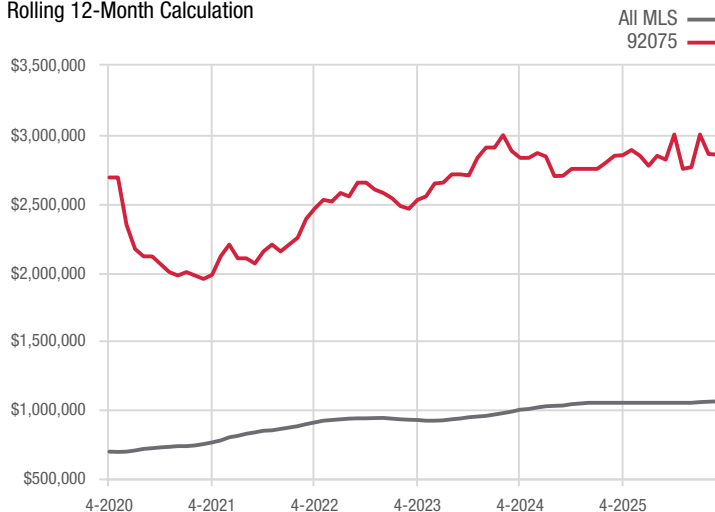
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	14	15	+ 7.1%	34	28	- 17.6%
Pending Sales	5	4	- 20.0%	12	11	- 8.3%
Closed Sales	4	3	- 25.0%	15	10	- 33.3%
Median Sales Price*	\$1,675,000	\$2,350,000	+ 40.3%	\$1,599,000	\$1,492,500	- 6.7%
Percent of Original List Price Received*	101.8%	103.6%	+ 1.8%	96.7%	97.6%	+ 0.9%
Days on Market Until Sale	30	4	- 86.7%	35	30	- 14.3%
Inventory of Homes for Sale	24	19	- 20.8%	—	—	—
Months Supply of Inventory	3.9	2.8	- 28.2%	—	—	—

* 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

