

Local Market Update for April 2026

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

92075

Solana Beach

Detached	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	13	11	- 15.4%	42	34	- 19.0%
Pending Sales	5	6	+ 20.0%	18	22	+ 22.2%
Closed Sales	4	6	+ 50.0%	15	19	+ 26.7%
Median Sales Price*	\$2,805,500	\$3,852,500	+ 37.3%	\$3,025,000	\$3,250,000	+ 7.4%
Percent of Original List Price Received*	97.9%	97.5%	- 0.4%	96.4%	96.2%	- 0.2%
Days on Market Until Sale	28	28	0.0%	46	60	+ 30.4%
Inventory of Homes for Sale	28	18	- 35.7%	—	—	—
Months Supply of Inventory	5.6	3.9	- 30.4%	—	—	—

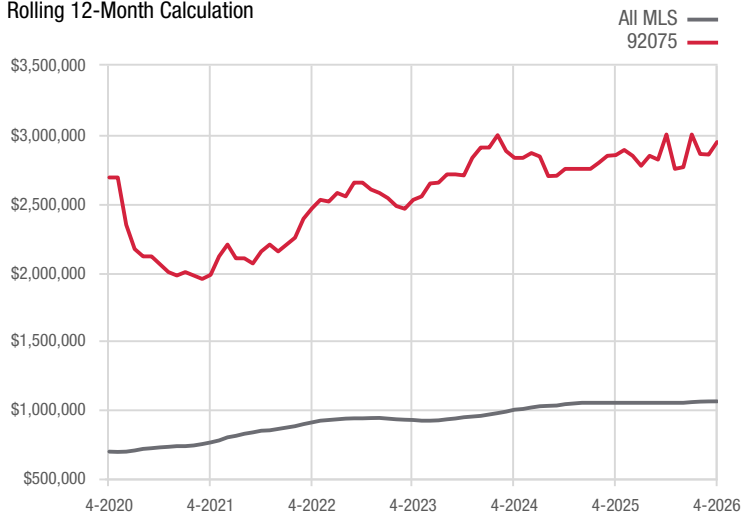
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	13	13	0.0%	47	43	- 8.5%
Pending Sales	9	9	0.0%	21	20	- 4.8%
Closed Sales	6	5	- 16.7%	21	15	- 28.6%
Median Sales Price*	\$1,500,000	\$2,075,000	+ 38.3%	\$1,525,000	\$1,700,000	+ 11.5%
Percent of Original List Price Received*	92.1%	101.7%	+ 10.4%	95.4%	98.9%	+ 3.7%
Days on Market Until Sale	22	6	- 72.7%	31	22	- 29.0%
Inventory of Homes for Sale	28	21	- 25.0%	—	—	—
Months Supply of Inventory	4.7	3.1	- 34.0%	—	—	—

* 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

