# Local Market Update for February 2026

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

# 92075

## Solana Beach

| Detached | February | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 2-2025** | **Thru 2-2026** | **% Change** |
| New Listings | 9 | **6** | - 33.3% | 16 | **11** | - 31.3% |
| Pending Sales | 6 | **5** | - 16.7% | 9 | **10** | + 11.1% |
| Closed Sales | 2 | **4** | + 100.0% | 5 | **8** | + 60.0% |
| Median Sales Price* | $3,112,500 | **$2,854,000** | - 8.3% | $3,025,000 | **$3,687,500** | + 21.9% |
| Percent of Original List Price Received* | 96.5% | **98.6%** | + 2.2% | 97.6% | **94.2%** | - 3.5% |
| Days on Market Until Sale | 74 | **43** | - 41.9% | 60 | **114** | + 90.0% |
| Inventory of Homes for Sale | 16 | **12** | - 25.0% | — | — | — |
| Months Supply of Inventory | 3.3 | **2.7** | - 18.2% | — | — | — |

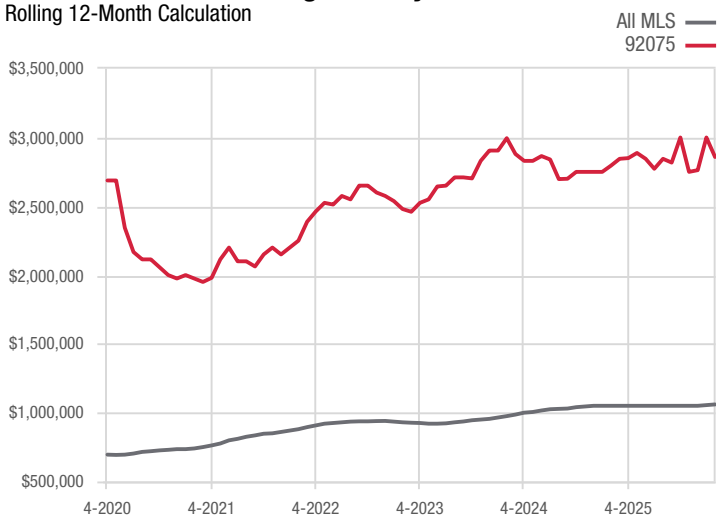
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Attached | February | | | Year to Date | | |
|---|---|---|---|---|---|---|
| **Key Metrics** | **2025** | **2026** | **% Change** | **Thru 2-2025** | **Thru 2-2026** | **% Change** |
| New Listings | 9 | **4** | - 55.6% | 20 | **7** | - 65.0% |
| Pending Sales | 4 | **3** | - 25.0% | 7 | **5** | - 28.6% |
| Closed Sales | 6 | **3** | - 50.0% | 11 | **5** | - 54.5% |
| Median Sales Price* | $1,515,000 | **$1,700,000** | + 12.2% | $1,530,000 | **$1,285,000** | - 16.0% |
| Percent of Original List Price Received* | 96.1% | **96.5%** | + 0.4% | 94.8% | **92.7%** | - 2.2% |
| Days on Market Until Sale | 19 | **38** | + 100.0% | 37 | **43** | + 16.2% |
| Inventory of Homes for Sale | 18 | **7** | - 61.1% | — | — | — |
| Months Supply of Inventory | 2.9 | **1.1** | - 62.1% | — | — | — |

* 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.

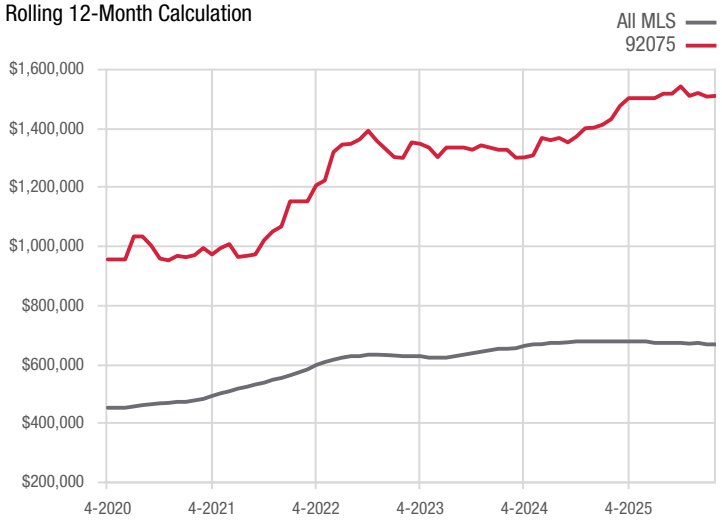
### Median Sales Price - Single Family

Rolling 12-Month Calculation




### Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation




SAN DIEGO | MLS

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