Local Market Update for May 2026

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

92075

Solana Beach

Detached	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	9	**9**	0.0%	51	**44**	- 13.7%
Pending Sales	1	**6**	+ 500.0%	18	**28**	+ 55.6%
Closed Sales	4	**6**	+ 50.0%	19	**25**	+ 31.6%
Median Sales Price*	$3,808,250	**$3,852,000**	+ 1.1%	$3,111,000	**$3,464,000**	+ 11.3%
Percent of Original List Price Received*	95.1%	**98.1%**	+ 3.2%	96.2%	**96.7%**	+ 0.5%
Days on Market Until Sale	119	**60**	- 49.6%	61	**60**	- 1.6%
Inventory of Homes for Sale	27	**18**	- 33.3%	—	—	—
Months Supply of Inventory	5.8	**3.6**	- 37.9%	—	—	—

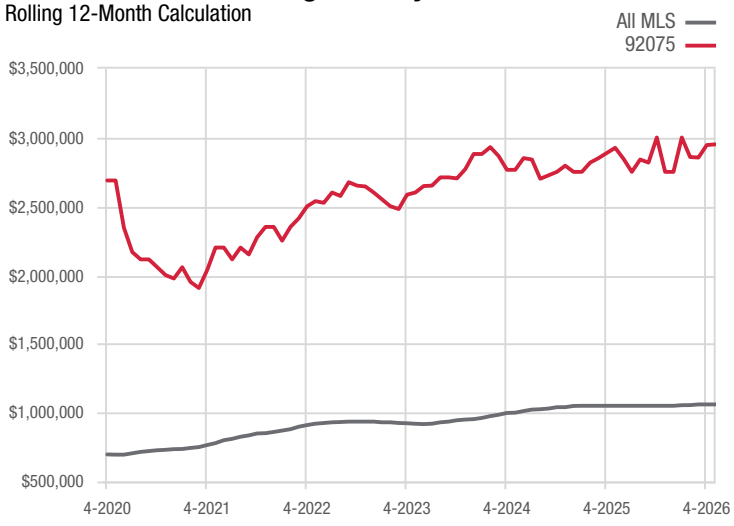
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	18	**10**	- 44.4%	65	**55**	- 15.4%
Pending Sales	8	**4**	- 50.0%	29	**24**	- 17.2%
Closed Sales	7	**9**	+ 28.6%	28	**24**	- 14.3%
Median Sales Price*	$1,375,000	**$1,635,000**	+ 18.9%	$1,512,500	**$1,667,500**	+ 10.2%
Percent of Original List Price Received*	97.0%	**98.1%**	+ 1.1%	95.8%	**98.6%**	+ 2.9%
Days on Market Until Sale	37	**18**	- 51.4%	33	**20**	- 39.4%
Inventory of Homes for Sale	33	**24**	- 27.3%	—	—	—
Months Supply of Inventory	5.5	**3.7**	- 32.7%	—	—	—

* 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.

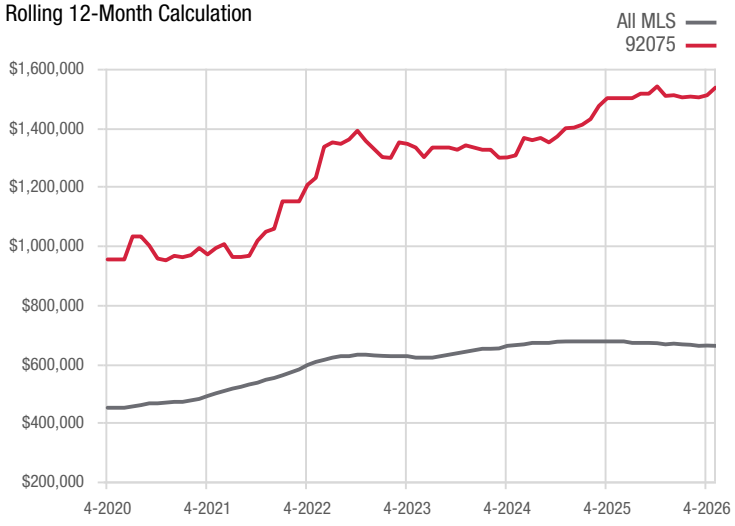
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



SAN DIEGO | MLS

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