Local Market Update for August 2026

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

92075

Solana Beach

Detached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	6	**9**	+ 50.0%	84	**73**	- 13.1%
Pending Sales	6	**5**	- 16.7%	36	**48**	+ 33.3%
Closed Sales	7	**5**	- 28.6%	31	**42**	+ 35.5%
Median Sales Price*	$2,750,000	**$2,875,000**	+ 4.5%	$2,875,000	**$2,895,000**	+ 0.7%
Percent of Original List Price Received*	93.8%	**96.5%**	+ 2.9%	95.8%	**97.6%**	+ 1.9%
Days on Market Until Sale	59	**26**	- 55.9%	56	**44**	- 21.4%
Inventory of Homes for Sale	24	**15**	- 37.5%	—	**—**	—
Months Supply of Inventory	5.9	**2.9**	- 50.8%	—	**—**	—

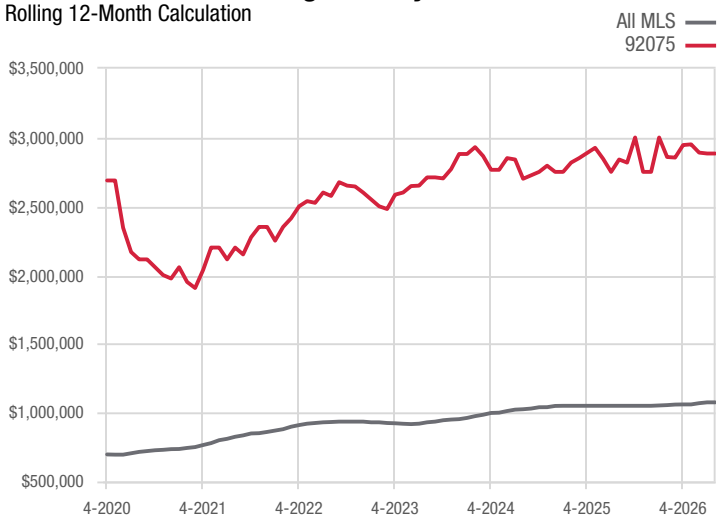
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	11	**13**	+ 18.2%	95	**90**	- 5.3%
Pending Sales	12	**7**	- 41.7%	58	**44**	- 24.1%
Closed Sales	11	**8**	- 27.3%	52	**43**	- 17.3%
Median Sales Price*	$1,580,000	**$1,551,250**	- 1.8%	$1,527,500	**$1,677,500**	+ 9.8%
Percent of Original List Price Received*	96.7%	**96.0%**	- 0.7%	95.7%	**97.1%**	+ 1.5%
Days on Market Until Sale	31	**40**	+ 29.0%	38	**31**	- 18.4%
Inventory of Homes for Sale	16	**20**	+ 25.0%	—	**—**	—
Months Supply of Inventory	2.3	**3.5**	+ 52.2%	—	**—**	—

* 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.

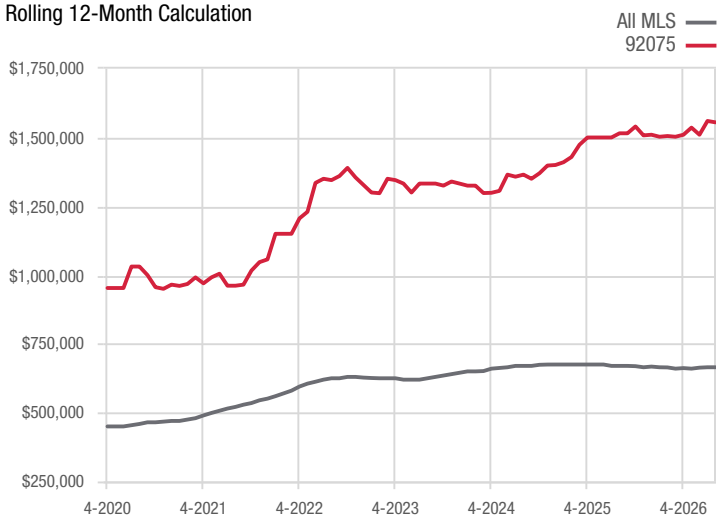
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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