Local Market Update for September 2026

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

92075

Solana Beach

Detached	September			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 9-2025**	**Thru 9-2026**	**% Change**
New Listings	5	**6**	+ 20.0%	89	**80**	- 10.1%
Pending Sales	4	**4**	0.0%	40	**53**	+ 32.5%
Closed Sales	7	**9**	+ 28.6%	38	**53**	+ 39.5%
Median Sales Price*	$3,000,000	**$2,800,000**	- 6.7%	$3,000,000	**$2,877,000**	- 4.1%
Percent of Original List Price Received*	98.6%	**91.9%**	- 6.8%	96.3%	**96.5%**	+ 0.2%
Days on Market Until Sale	29	**49**	+ 69.0%	51	**45**	- 11.8%
Inventory of Homes for Sale	19	**16**	- 15.8%	—	—	—
Months Supply of Inventory	4.7	**3.0**	- 36.2%	—	—	—

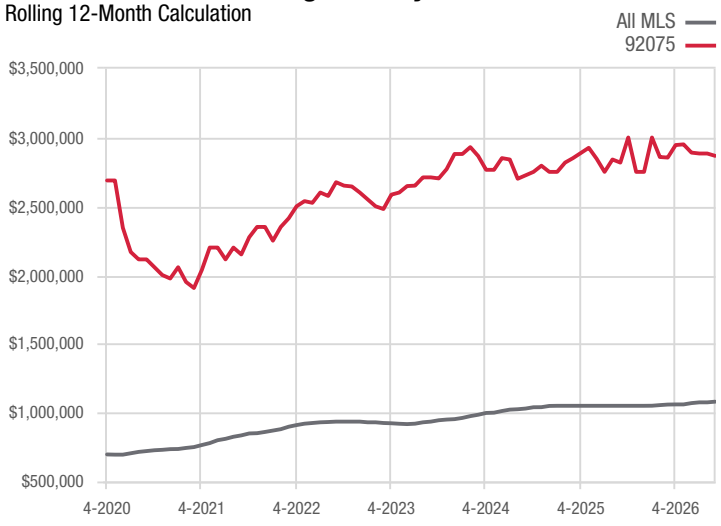
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	September			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 9-2025**	**Thru 9-2026**	**% Change**
New Listings	14	**8**	- 42.9%	109	**96**	- 11.9%
Pending Sales	6	**7**	+ 16.7%	64	**51**	- 20.3%
Closed Sales	13	**4**	- 69.2%	65	**48**	- 26.2%
Median Sales Price*	$1,225,000	**$1,545,000**	+ 26.1%	$1,500,000	**$1,656,250**	+ 10.4%
Percent of Original List Price Received*	96.3%	**97.1%**	+ 0.8%	95.8%	**97.2%**	+ 1.5%
Days on Market Until Sale	42	**42**	0.0%	39	**32**	- 17.9%
Inventory of Homes for Sale	19	**19**	0.0%	—	—	—
Months Supply of Inventory	2.7	**3.3**	+ 22.2%	—	—	—

* 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.

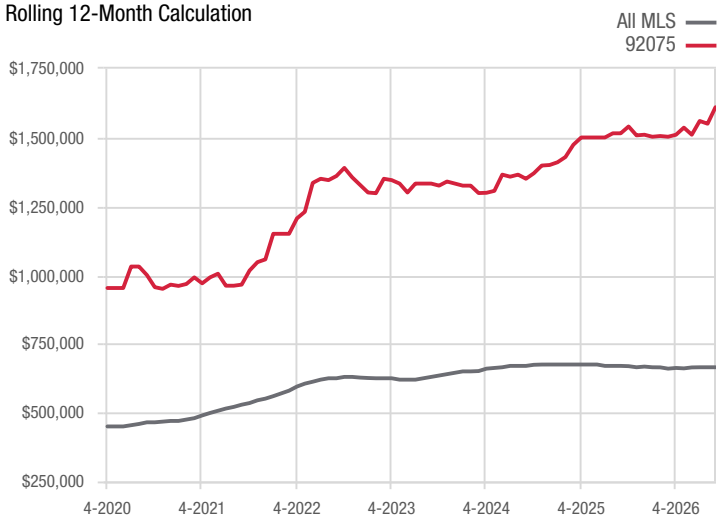
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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