Local Market Update for October 2026

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

92075

Solana Beach

Detached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	5	**6**	+ 20.0%	94	**86**	- 8.5%
Pending Sales	7	**4**	- 42.9%	47	**59**	+ 25.5%
Closed Sales	6	**5**	- 16.7%	44	**58**	+ 31.8%
Median Sales Price*	$3,050,000	**$2,600,000**	- 14.8%	$3,000,000	**$2,876,000**	- 4.1%
Percent of Original List Price Received*	93.7%	**95.8%**	+ 2.2%	96.0%	**96.4%**	+ 0.4%
Days on Market Until Sale	74	**39**	- 47.3%	54	**44**	- 18.5%
Inventory of Homes for Sale	14	**13**	- 7.1%	—	—	—
Months Supply of Inventory	3.2	**2.5**	- 21.9%	—	—	—

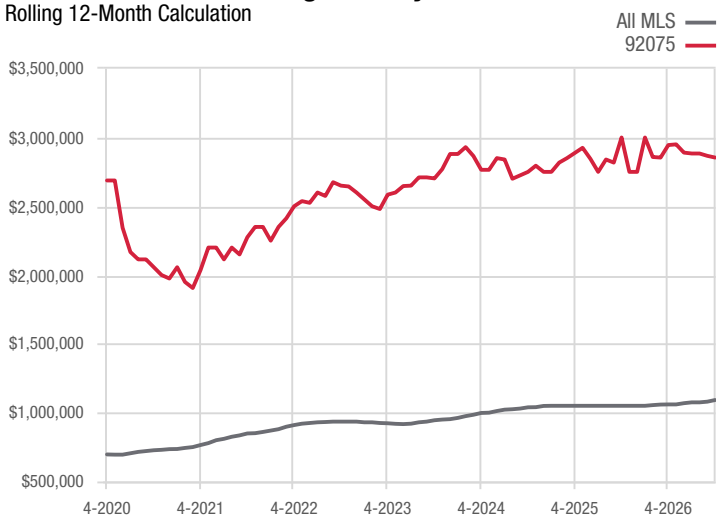
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	9	**6**	- 33.3%	118	**98**	- 16.9%
Pending Sales	10	**3**	- 70.0%	74	**52**	- 29.7%
Closed Sales	8	**5**	- 37.5%	73	**53**	- 27.4%
Median Sales Price*	$1,900,000	**$1,520,000**	- 20.0%	$1,525,000	**$1,635,000**	+ 7.2%
Percent of Original List Price Received*	95.4%	**93.4%**	- 2.1%	95.8%	**96.8%**	+ 1.0%
Days on Market Until Sale	39	**57**	+ 46.2%	39	**34**	- 12.8%
Inventory of Homes for Sale	13	**20**	+ 53.8%	—	—	—
Months Supply of Inventory	1.8	**4.0**	+ 122.2%	—	—	—

* 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.

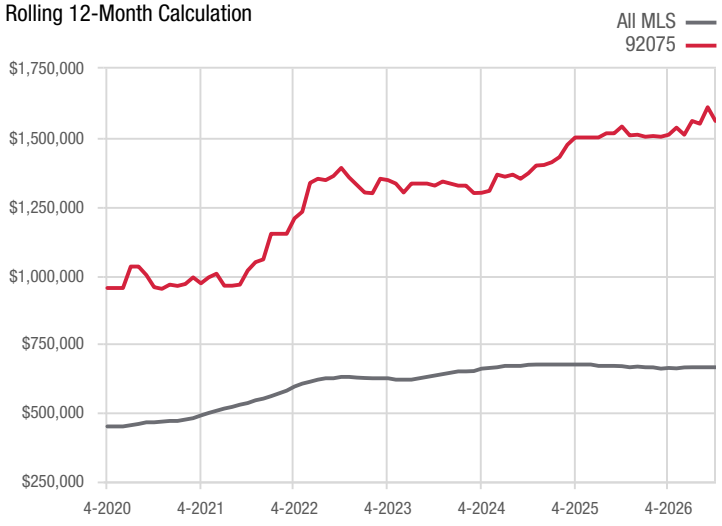
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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