

Local Market Update for May 2026

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

92121

Sorrento Valley

Detached	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	2	1	- 50.0%	9	5	- 44.4%
Pending Sales	2	1	- 50.0%	6	3	- 50.0%
Closed Sales	3	1	- 66.7%	5	2	- 60.0%
Median Sales Price*	\$1,475,000	\$1,600,000	+ 8.5%	\$1,550,000	\$1,650,000	+ 6.5%
Percent of Original List Price Received*	94.1%	85.1%	- 9.6%	95.0%	92.3%	- 2.8%
Days on Market Until Sale	23	48	+ 108.7%	29	28	- 3.4%
Inventory of Homes for Sale	2	1	- 50.0%	—	—	—
Months Supply of Inventory	1.4	0.7	- 50.0%	—	—	—

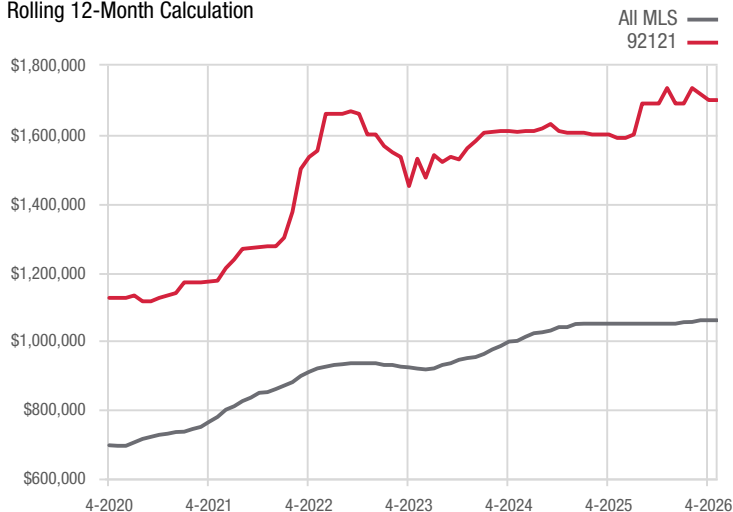
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	3	8	+ 166.7%	20	23	+ 15.0%
Pending Sales	1	5	+ 400.0%	9	14	+ 55.6%
Closed Sales	0	3	—	9	11	+ 22.2%
Median Sales Price*	—	\$785,000	—	\$930,000	\$785,000	- 15.6%
Percent of Original List Price Received*	—	95.8%	—	98.3%	95.7%	- 2.6%
Days on Market Until Sale	—	30	—	27	53	+ 96.3%
Inventory of Homes for Sale	5	7	+ 40.0%	—	—	—
Months Supply of Inventory	2.0	2.6	+ 30.0%	—	—	—

* 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

