

Local Market Update for May 2026

Provided by the North San Diego County REALTORS®.

92075 - Solana Beach

North San Diego County

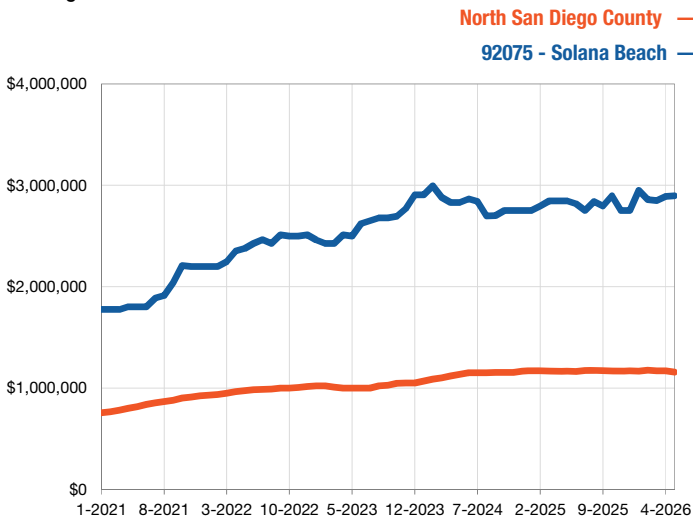
Detached Single-Family	May			Rolling 12 Months		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
Key Metrics						
New Listings	10	12	+ 20.0%	110	132	+ 20.0%
Pending Sales	1	7	+ 600.0%	61	74	+ 21.3%
Closed Sales	5	8	+ 60.0%	60	71	+ 18.3%
Days on Market Until Sale	87	46	- 47.1%	37	45	+ 21.6%
Median Sales Price*	\$3,266,500	\$3,182,000	- 2.6%	\$2,845,000	\$2,895,000	+ 1.8%
Average Sales Price*	\$3,357,300	\$3,783,776	+ 12.7%	\$3,339,620	\$3,429,268	+ 2.7%
Percent of Original List Price Received*	96.1%	97.9%	+ 1.9%	95.8%	96.3%	+ 0.5%
Percent of List Price Received*	98.0%	99.8%	+ 1.8%	97.6%	97.8%	+ 0.2%
Inventory of Homes for Sale	32	24	- 25.0%	--	--	--
Months Supply of Inventory	6.3	3.9	- 38.1%	--	--	--

* 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 Single-Family	May			Rolling 12 Months		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
Key Metrics						
New Listings	18	7	- 61.1%	126	91	- 27.8%
Pending Sales	8	3	- 62.5%	72	70	- 2.8%
Closed Sales	7	7	0.0%	76	75	- 1.3%
Days on Market Until Sale	34	13	- 61.8%	27	29	+ 7.4%
Median Sales Price*	\$1,375,000	\$1,450,000	+ 5.5%	\$1,500,000	\$1,550,000	+ 3.3%
Average Sales Price*	\$1,479,857	\$1,770,429	+ 19.6%	\$1,555,661	\$1,679,757	+ 8.0%
Percent of Original List Price Received*	97.0%	98.2%	+ 1.2%	96.5%	96.5%	0.0%
Percent of List Price Received*	97.8%	98.7%	+ 0.9%	97.6%	98.0%	+ 0.4%
Inventory of Homes for Sale	37	18	- 51.4%	--	--	--
Months Supply of Inventory	6.2	3.1	- 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.

Median Sales Price – Detached Single-Family
 Rolling 12-Month Calculation



Median Sales Price – Attached Single-Family
 Rolling 12-Month Calculation

