Local Market Update for September 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®
HOMEDEX
Market Statistics

92075 - Solana Beach

North San Diego County

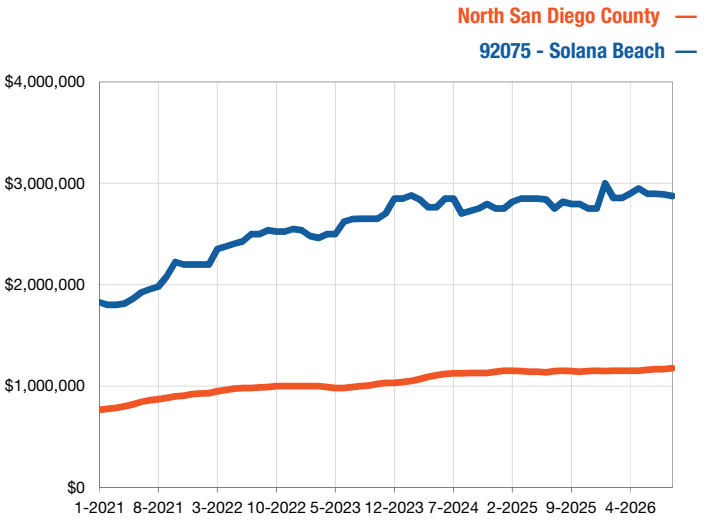
Detached Single-Family	September			Rolling 12 Months		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 9-2025**	**Thru 9-2026**	Percent Change
New Listings	5	**6**	+ 20.0%	113	**101**	- 10.6%
Pending Sales	6	**4**	- 33.3%	58	**65**	+ 12.1%
Closed Sales	10	**9**	- 10.0%	58	**67**	+ 15.5%
Days on Market Until Sale	34	**49**	+ 44.1%	45	**43**	- 4.4%
Median Sales Price*	$3,000,000	**$2,800,000**	- 6.7%	$2,795,000	**$2,875,000**	+ 2.9%
Average Sales Price*	$3,017,500	**$3,378,650**	+ 12.0%	$3,306,029	**$3,656,605**	+ 10.6%
Percent of Original List Price Received*	97.8%	**91.9%**	- 6.0%	95.4%	**96.0%**	+ 0.6%
Percent of List Price Received*	99.1%	**94.9%**	- 4.2%	97.2%	**97.1%**	- 0.1%
Inventory of Homes for Sale	25	**16**	- 36.0%	--	--	--
Months Supply of Inventory	5.2	**3.0**	- 42.3%	--	--	--

* 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.

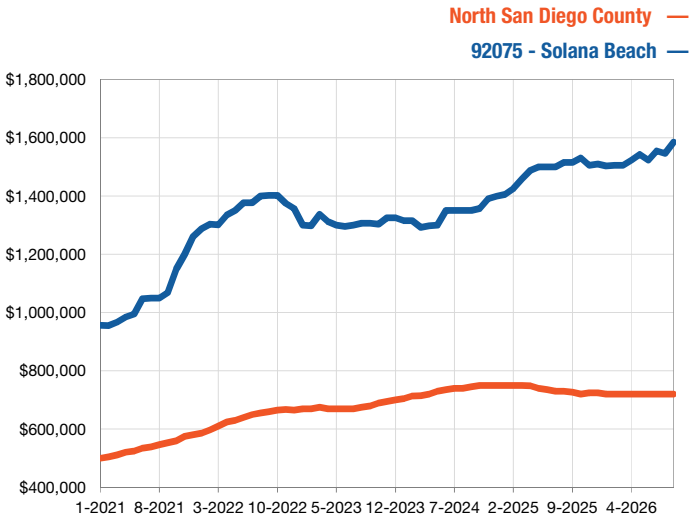
Attached Single-Family	September			Rolling 12 Months		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 9-2025**	**Thru 9-2026**	Percent Change
New Listings	13	**9**	- 30.8%	137	**120**	- 12.4%
Pending Sales	6	**7**	+ 16.7%	83	**72**	- 13.3%
Closed Sales	13	**4**	- 69.2%	84	**71**	- 15.5%
Days on Market Until Sale	37	**42**	+ 13.5%	34	**24**	- 29.4%
Median Sales Price*	$1,225,000	**$1,545,000**	+ 26.1%	$1,515,157	**$1,585,000**	+ 4.6%
Average Sales Price*	$1,216,462	**$1,532,500**	+ 26.0%	$1,541,029	**$1,795,238**	+ 16.5%
Percent of Original List Price Received*	96.3%	**97.1%**	+ 0.8%	95.8%	**97.3%**	+ 1.6%
Percent of List Price Received*	97.6%	**97.1%**	- 0.5%	97.3%	**98.7%**	+ 1.4%
Inventory of Homes for Sale	23	**19**	- 17.4%	--	--	--
Months Supply of Inventory	3.3	**3.2**	- 3.0%	--	--	--

* 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



Current as of October 4, 2026. All data from CRMLS. Report © 2026 ShowingTime Plus, LLC.