

Local Market Update for March 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92075 - Solana Beach

North San Diego County

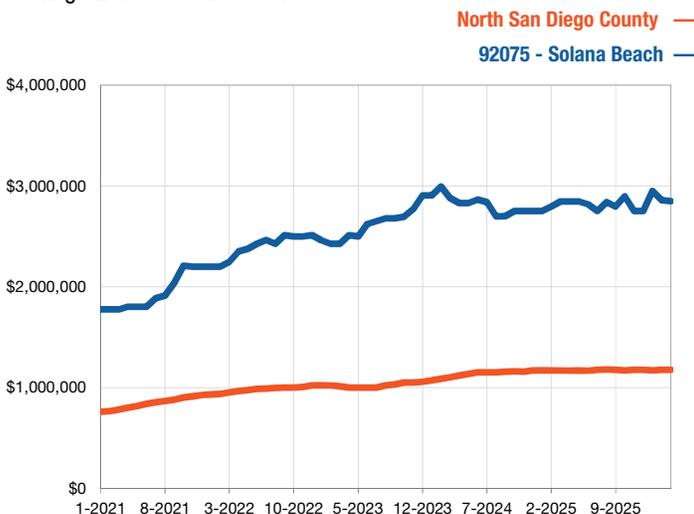
Detached Single-Family	March			Rolling 12 Months		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
Key Metrics						
New Listings	14	17	+ 21.4%	107	125	+ 16.8%
Pending Sales	5	10	+ 100.0%	58	67	+ 15.5%
Closed Sales	6	8	+ 33.3%	58	64	+ 10.3%
Days on Market Until Sale	36	9	- 75.0%	31	50	+ 61.3%
Median Sales Price*	\$3,417,500	\$2,785,000	- 18.5%	\$2,845,000	\$2,850,000	+ 0.2%
Average Sales Price*	\$4,853,333	\$2,776,015	- 42.8%	\$3,330,693	\$3,245,762	- 2.5%
Percent of Original List Price Received*	94.5%	100.2%	+ 6.0%	95.6%	95.9%	+ 0.3%
Percent of List Price Received*	95.1%	100.6%	+ 5.8%	97.4%	97.5%	+ 0.1%
Inventory of Homes for Sale	24	21	- 12.5%	--	--	--
Months Supply of Inventory	5.0	3.8	- 24.0%	--	--	--

* 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 Single-Family	March			Rolling 12 Months		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
Key Metrics						
New Listings	15	10	- 33.3%	128	105	- 18.0%
Pending Sales	5	2	- 60.0%	74	77	+ 4.1%
Closed Sales	4	2	- 50.0%	78	79	+ 1.3%
Days on Market Until Sale	22	2	- 90.9%	26	31	+ 19.2%
Median Sales Price*	\$1,675,000	\$3,625,000	+ 116.4%	\$1,473,500	\$1,510,000	+ 2.5%
Average Sales Price*	\$1,557,625	\$3,625,000	+ 132.7%	\$1,632,311	\$1,600,542	- 1.9%
Percent of Original List Price Received*	101.8%	98.1%	- 3.6%	97.2%	95.9%	- 1.3%
Percent of List Price Received*	103.2%	98.1%	- 4.9%	98.2%	97.6%	- 0.6%
Inventory of Homes for Sale	32	14	- 56.3%	--	--	--
Months Supply of Inventory	5.2	2.2	- 57.7%	--	--	--

* 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

