Local Market Update for October 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®
HOMEDEX
Market Statistics

92075 - Solana Beach

North San Diego County

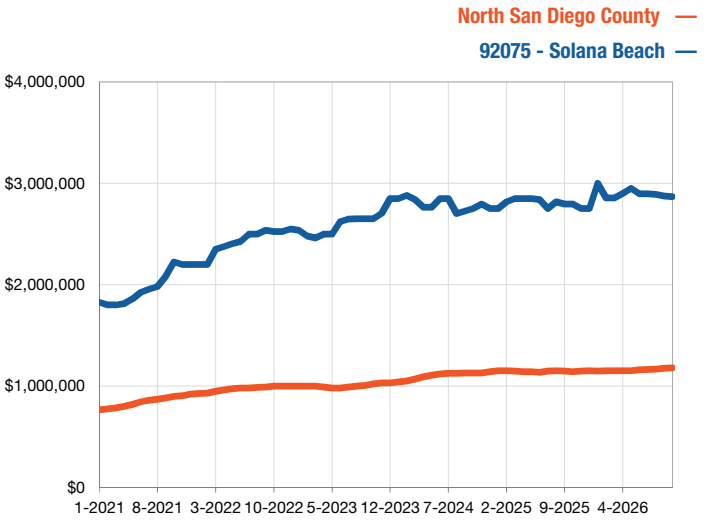
Detached Single-Family	October			Rolling 12 Months		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	6	**7**	+ 16.7%	112	**102**	- 8.9%
Pending Sales	7	**4**	- 42.9%	61	**64**	+ 4.9%
Closed Sales	6	**5**	- 16.7%	60	**66**	+ 10.0%
Days on Market Until Sale	58	**37**	- 36.2%	46	**41**	- 10.9%
Median Sales Price*	$2,831,250	**$2,600,000**	- 8.2%	$2,795,000	**$2,866,500**	+ 2.6%
Average Sales Price*	$2,800,417	**$4,319,300**	+ 54.2%	$3,253,610	**$3,784,644**	+ 16.3%
Percent of Original List Price Received*	94.6%	**95.8%**	+ 1.3%	95.6%	**96.1%**	+ 0.5%
Percent of List Price Received*	95.1%	**97.9%**	+ 2.9%	97.1%	**97.3%**	+ 0.2%
Inventory of Homes for Sale	19	**14**	- 26.3%	--	--	--
Months Supply of Inventory	3.7	**2.6**	- 29.7%	--	--	--

* 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.

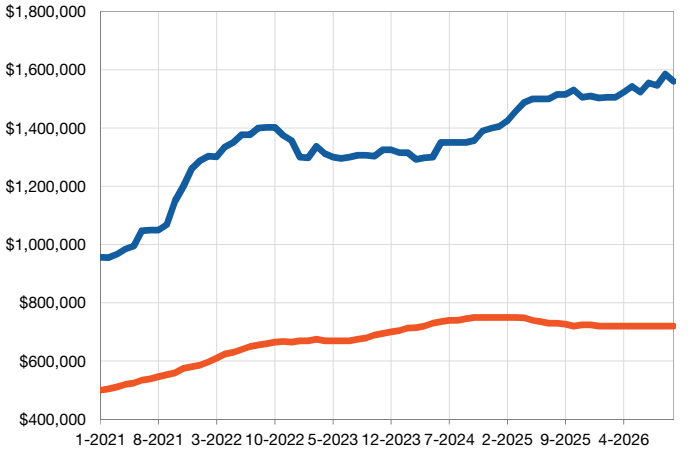
Attached Single-Family	October			Rolling 12 Months		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	9	**5**	- 44.4%	131	**117**	- 10.7%
Pending Sales	9	**3**	- 66.7%	86	**64**	- 25.6%
Closed Sales	7	**5**	- 28.6%	83	**69**	- 16.9%
Days on Market Until Sale	32	**56**	+ 75.0%	36	**25**	- 30.6%
Median Sales Price*	$1,995,000	**$1,520,000**	- 23.8%	$1,530,000	**$1,560,000**	+ 2.0%
Average Sales Price*	$2,197,143	**$1,485,944**	- 32.4%	$1,606,564	**$1,732,052**	+ 7.8%
Percent of Original List Price Received*	94.9%	**93.4%**	- 1.6%	95.5%	**97.3%**	+ 1.9%
Percent of List Price Received*	97.8%	**96.8%**	- 1.0%	97.2%	**98.7%**	+ 1.5%
Inventory of Homes for Sale	16	**23**	+ 43.8%	--	--	--
Months Supply of Inventory	2.2	**4.3**	+ 95.5%	--	--	--

* 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 November 4, 2026. All data from CRMLS. Report © 2026 ShowingTime Plus, LLC.