

Local Market Update for May 2026

Provided by the North San Diego County REALTORS®.

92121 - Sorrento Valley

Metro San Diego County

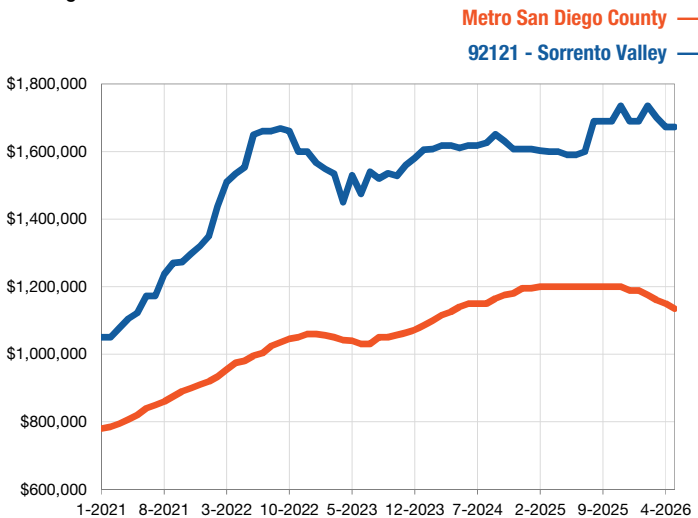
Detached Single-Family	May			Rolling 12 Months		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
Key Metrics						
New Listings	2	3	+ 50.0%	15	16	+ 6.7%
Pending Sales	2	2	0.0%	10	9	- 10.0%
Closed Sales	3	1	- 66.7%	12	8	- 33.3%
Days on Market Until Sale	22	49	+ 122.7%	30	18	- 40.0%
Median Sales Price*	\$1,475,000	\$1,600,000	+ 8.5%	\$1,590,000	\$1,672,500	+ 5.2%
Average Sales Price*	\$1,550,000	\$1,600,000	+ 3.2%	\$1,677,917	\$1,544,563	- 7.9%
Percent of Original List Price Received*	94.1%	85.1%	- 9.6%	96.4%	97.3%	+ 0.9%
Percent of List Price Received*	96.6%	100.3%	+ 3.8%	98.0%	99.6%	+ 1.6%
Inventory of Homes for Sale	2	2	0.0%	--	--	--
Months Supply of Inventory	1.4	1.3	- 7.1%	--	--	--

* 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	3	6	+ 100.0%	47	32	- 31.9%
Pending Sales	1	4	+ 300.0%	26	26	0.0%
Closed Sales	0	3	--	25	23	- 8.0%
Days on Market Until Sale	0	27	--	26	41	+ 57.7%
Median Sales Price*	\$0	\$785,000	--	\$860,000	\$825,000	- 4.1%
Average Sales Price*	\$0	\$850,000	--	\$885,319	\$802,446	- 9.4%
Percent of Original List Price Received*	0.0%	95.8%	--	96.7%	95.8%	- 0.9%
Percent of List Price Received*	0.0%	99.9%	--	98.0%	99.1%	+ 1.1%
Inventory of Homes for Sale	6	6	0.0%	--	--	--
Months Supply of Inventory	2.3	2.3	0.0%	--	--	--

* 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

