

# Local Market Update for April 2026

Provided by the North San Diego County REALTORS®.

## 92075 - Solana Beach

North San Diego County

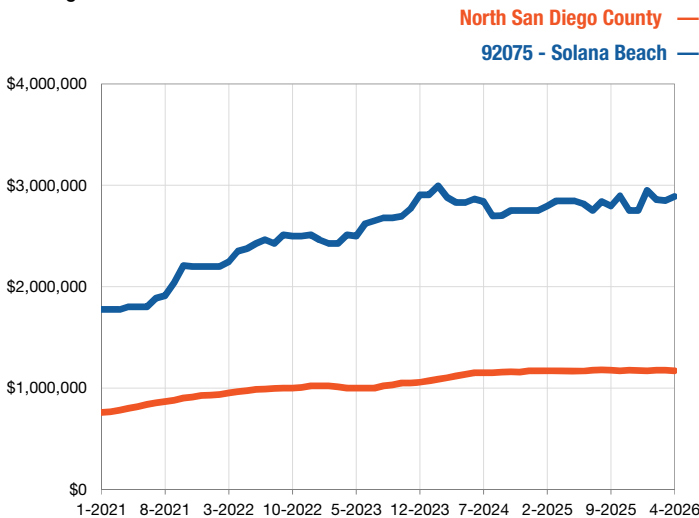
Detached Single-Family	April			Rolling 12 Months		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
<b>Key Metrics</b>						
New Listings	14	14	0.0%	112	128	+ 14.3%
Pending Sales	6	8	+ 33.3%	63	68	+ 7.9%
Closed Sales	5	9	+ 80.0%	56	68	+ 21.4%
Days on Market Until Sale	19	20	+ 5.3%	32	48	+ 50.0%
Median Sales Price*	\$2,500,000	<b>\$3,250,000</b>	+ 30.0%	\$2,845,000	<b>\$2,890,000</b>	+ 1.6%
Average Sales Price*	\$2,574,000	<b>\$3,883,556</b>	+ 50.9%	\$3,331,887	<b>\$3,381,567</b>	+ 1.5%
Percent of Original List Price Received*	98.3%	98.4%	+ 0.1%	95.8%	96.1%	+ 0.3%
Percent of List Price Received*	99.3%	98.4%	- 0.9%	97.6%	97.5%	- 0.1%
Inventory of Homes for Sale	30	25	- 16.7%	--	--	--
Months Supply of Inventory	5.7	4.4	- 22.8%	--	--	--

\* 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	April			Rolling 12 Months		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
<b>Key Metrics</b>						
New Listings	13	10	- 23.1%	122	101	- 17.2%
Pending Sales	9	7	- 22.2%	72	75	+ 4.2%
Closed Sales	6	2	- 66.7%	75	75	0.0%
Days on Market Until Sale	20	6	- 70.0%	26	31	+ 19.2%
Median Sales Price*	\$1,500,000	<b>\$2,762,500</b>	+ 84.2%	\$1,500,000	<b>\$1,550,000</b>	+ 3.3%
Average Sales Price*	\$1,336,667	<b>\$2,762,500</b>	+ 106.7%	\$1,572,417	<b>\$1,652,637</b>	+ 5.1%
Percent of Original List Price Received*	92.1%	103.9%	+ 12.8%	96.5%	96.4%	- 0.1%
Percent of List Price Received*	94.8%	103.9%	+ 9.6%	97.6%	98.0%	+ 0.4%
Inventory of Homes for Sale	32	14	- 56.3%	--	--	--
Months Supply of Inventory	5.3	2.2	- 58.5%	--	--	--

\* 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

