

Local Market Update for January 2026

A Research Tool Provided by the Greater San Diego Association of REALTORS®

92075

Solana Beach

Detached		January			Year to Date		
Key Metrics		2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings		7	5	- 28.6%	7	5	- 28.6%
Pending Sales		3	5	+ 66.7%	3	5	+ 66.7%
Closed Sales		3	4	+ 33.3%	3	4	+ 33.3%
Median Sales Price*		\$2,750,000	\$7,000,000	+ 154.5%	\$2,750,000	\$7,000,000	+ 154.5%
Percent of Original List Price Received*		98.3%	89.8%	- 8.6%	98.3%	89.8%	- 8.6%
Days on Market Until Sale		50	185	+ 270.0%	50	185	+ 270.0%
Inventory of Homes for Sale		16	12	- 25.0%	--	--	--
Months Supply of Inventory		3.4	2.7	- 20.6%	--	--	--

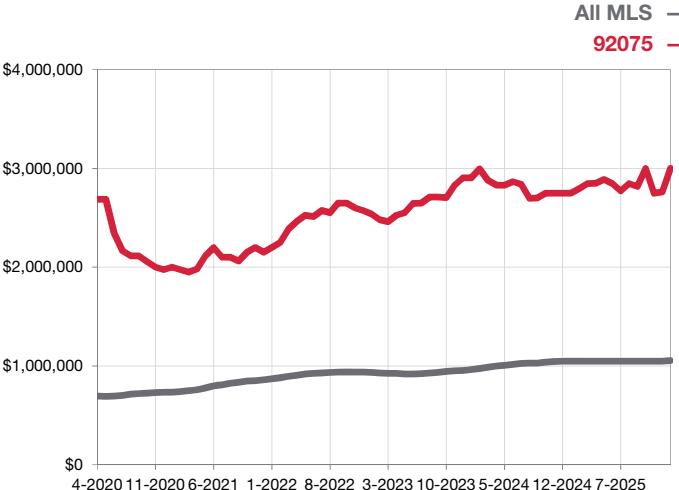
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		January			Year to Date		
Key Metrics		2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings		11	3	- 72.7%	11	3	- 72.7%
Pending Sales		3	3	0.0%	3	3	0.0%
Closed Sales		5	2	- 60.0%	5	2	- 60.0%
Median Sales Price*		\$1,650,000	\$1,212,500	- 26.5%	\$1,650,000	\$1,212,500	- 26.5%
Percent of Original List Price Received*		93.2%	87.1%	- 6.5%	93.2%	87.1%	- 6.5%
Days on Market Until Sale		58	49	- 15.5%	58	49	- 15.5%
Inventory of Homes for Sale		16	6	- 62.5%	--	--	--
Months Supply of Inventory		2.5	0.9	- 64.0%	--	--	--

* 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 – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

