

# Local Market Update for April 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

## 92075 - Solana Beach

North San Diego County

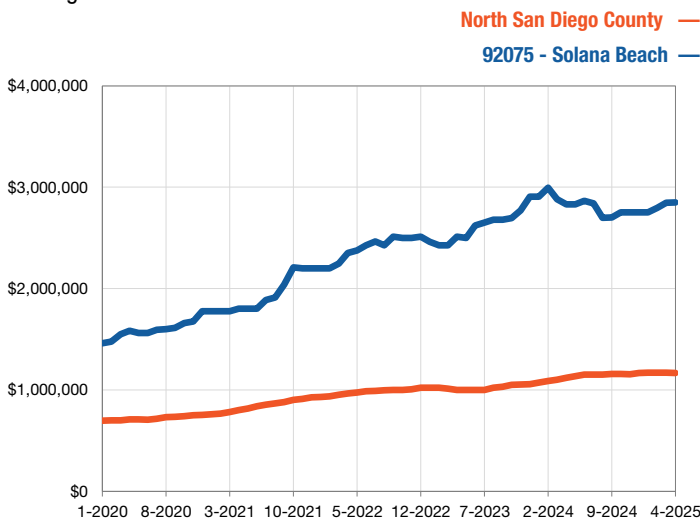
Detached Single-Family	April			Rolling 12 Months		
	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	8	13	+ 62.5%	85	110	+ 29.4%
Pending Sales	1	5	+ 400.0%	55	60	+ 9.1%
Closed Sales	7	4	- 42.9%	57	55	- 3.5%
Days on Market Until Sale	16	22	+ 37.5%	41	33	- 19.5%
Median Sales Price*	\$2,665,000	\$2,805,500	+ 5.3%	\$2,830,000	\$2,850,000	+ 0.7%
Average Sales Price*	\$2,780,644	\$2,827,750	+ 1.7%	\$3,540,947	\$3,364,121	- 5.0%
Percent of Original List Price Received*	96.1%	97.9%	+ 1.9%	94.7%	95.8%	+ 1.2%
Percent of List Price Received*	97.2%	99.1%	+ 2.0%	98.0%	97.5%	- 0.5%
Inventory of Homes for Sale	21	28	+ 33.3%	--	--	--
Months Supply of Inventory	4.6	5.6	+ 21.7%	--	--	--

\* 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	April			Rolling 12 Months		
	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	19	12	- 36.8%	127	120	- 5.5%
Pending Sales	11	8	- 27.3%	86	71	- 17.4%
Closed Sales	9	6	- 33.3%	82	75	- 8.5%
Days on Market Until Sale	28	20	- 28.6%	29	26	- 10.3%
Median Sales Price*	\$1,450,000	\$1,500,000	+ 3.4%	\$1,299,000	\$1,500,000	+ 15.5%
Average Sales Price*	\$1,934,333	\$1,336,667	- 30.9%	\$1,431,703	\$1,572,417	+ 9.8%
Percent of Original List Price Received*	99.5%	92.1%	- 7.4%	96.8%	96.5%	- 0.3%
Percent of List Price Received*	101.2%	94.8%	- 6.3%	98.5%	97.6%	- 0.9%
Inventory of Homes for Sale	23	27	+ 17.4%	--	--	--
Months Supply of Inventory	3.2	4.6	+ 43.8%	--	--	--

\* 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.

Median Sales Price – Detached Single-Family  
Rolling 12-Month Calculation



Median Sales Price – Attached Single-Family  
Rolling 12-Month Calculation

