

Local Market Update for April 2024

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92075 - Solana Beach

North San Diego County

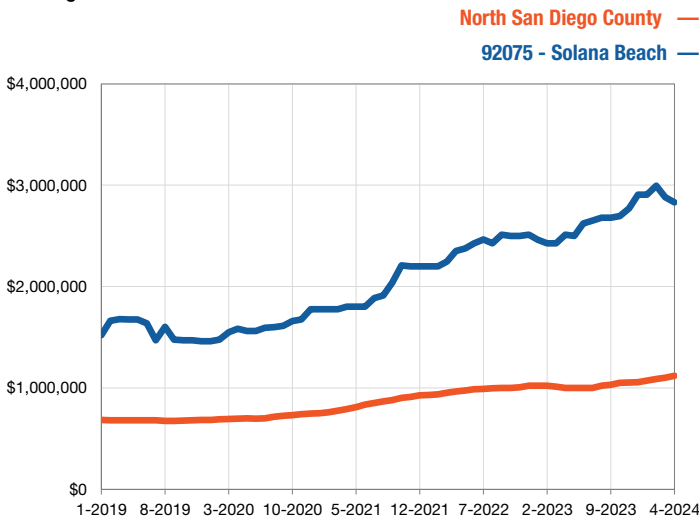
Detached Single-Family	April			Rolling 12 Months		
	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
Key Metrics						
New Listings	9	6	- 33.3%	93	84	- 9.7%
Pending Sales	3	2	- 33.3%	52	56	+ 7.7%
Closed Sales	5	7	+ 40.0%	58	57	- 1.7%
Days on Market Until Sale	12	16	+ 33.3%	24	41	+ 70.8%
Median Sales Price*	\$3,350,000	\$2,665,000	- 20.4%	\$2,512,500	\$2,830,000	+ 12.6%
Average Sales Price*	\$3,571,000	\$2,780,644	- 22.1%	\$2,750,327	\$3,540,947	+ 28.7%
Percent of Original List Price Received*	97.3%	96.1%	- 1.2%	97.5%	94.7%	- 2.9%
Percent of List Price Received*	99.8%	97.2%	- 2.6%	99.8%	98.0%	- 1.8%
Inventory of Homes for Sale	22	17	- 22.7%	--	--	--
Months Supply of Inventory	5.1	3.6	- 29.4%	--	--	--

* 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		
	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
Key Metrics						
New Listings	9	17	+ 88.9%	114	124	+ 8.8%
Pending Sales	8	8	0.0%	79	83	+ 5.1%
Closed Sales	8	7	- 12.5%	79	80	+ 1.3%
Days on Market Until Sale	15	24	+ 60.0%	29	29	0.0%
Median Sales Price*	\$1,470,000	\$1,450,000	- 1.4%	\$1,350,000	\$1,299,000	- 3.8%
Average Sales Price*	\$1,582,375	\$2,135,000	+ 34.9%	\$1,484,997	\$1,436,696	- 3.3%
Percent of Original List Price Received*	104.0%	101.4%	- 2.5%	97.7%	96.9%	- 0.8%
Percent of List Price Received*	101.9%	101.8%	- 0.1%	99.1%	98.4%	- 0.7%
Inventory of Homes for Sale	15	18	+ 20.0%	--	--	--
Months Supply of Inventory	2.3	2.6	+ 13.0%	--	--	--

* 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

