

Local Market Update for June 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92075 - Solana Beach

North San Diego County

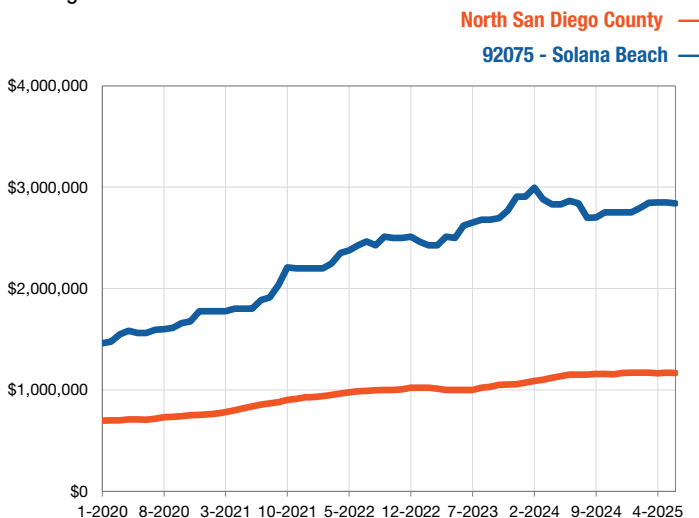
Detached Single-Family	June			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	13	13	0.0%	91	109	+ 19.8%
Pending Sales	8	4	- 50.0%	58	55	- 5.2%
Closed Sales	6	2	- 66.7%	54	55	+ 1.9%
Days on Market Until Sale	51	125	+ 145.1%	43	39	- 9.3%
Median Sales Price*	\$3,500,500	\$2,762,500	- 21.1%	\$2,865,000	\$2,840,000	- 0.9%
Average Sales Price*	\$3,832,333	\$2,762,500	- 27.9%	\$3,500,981	\$3,297,258	- 5.8%
Percent of Original List Price Received*	93.3%	92.4%	- 1.0%	94.0%	95.9%	+ 2.0%
Percent of List Price Received*	97.3%	95.0%	- 2.4%	97.7%	97.5%	- 0.2%
Inventory of Homes for Sale	26	32	+ 23.1%	--	--	--
Months Supply of Inventory	5.4	7.0	+ 29.6%	--	--	--

* 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 Single-Family	June			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	7	6	- 14.3%	120	123	+ 2.5%
Pending Sales	9	4	- 55.6%	85	67	- 21.2%
Closed Sales	13	8	- 38.5%	85	71	- 16.5%
Days on Market Until Sale	13	58	+ 346.2%	27	33	+ 22.2%
Median Sales Price*	\$1,482,000	\$1,587,500	+ 7.1%	\$1,365,000	\$1,500,000	+ 9.9%
Average Sales Price*	\$1,556,923	\$1,672,789	+ 7.4%	\$1,500,325	\$1,568,628	+ 4.6%
Percent of Original List Price Received*	98.7%	95.7%	- 3.0%	97.0%	96.0%	- 1.0%
Percent of List Price Received*	98.8%	98.2%	- 0.6%	98.4%	97.5%	- 0.9%
Inventory of Homes for Sale	18	28	+ 55.6%	--	--	--
Months Supply of Inventory	2.5	5.0	+ 100.0%	--	--	--

* 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

