

Local Market Update for June 2024

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92075 - Solana Beach

North San Diego County

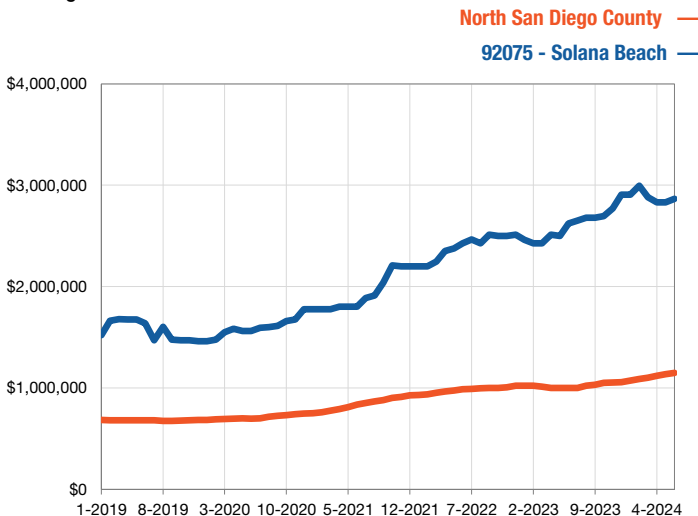
Detached Single-Family	June			Rolling 12 Months		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
Key Metrics						
New Listings	6	11	+ 83.3%	93	89	- 4.3%
Pending Sales	3	8	+ 166.7%	51	59	+ 15.7%
Closed Sales	7	6	- 14.3%	54	54	0.0%
Days on Market Until Sale	26	51	+ 96.2%	29	43	+ 48.3%
Median Sales Price*	\$2,650,000	\$3,500,500	+ 32.1%	\$2,622,000	\$2,865,000	+ 9.3%
Average Sales Price*	\$3,852,864	\$3,832,333	- 0.5%	\$2,913,592	\$3,500,981	+ 20.2%
Percent of Original List Price Received*	99.4%	93.3%	- 6.1%	95.8%	94.0%	- 1.9%
Percent of List Price Received*	100.8%	97.3%	- 3.5%	98.3%	97.7%	- 0.6%
Inventory of Homes for Sale	27	21	- 22.2%	--	--	--
Months Supply of Inventory	6.4	4.3	- 32.8%	--	--	--

* 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	June			Rolling 12 Months		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
Key Metrics						
New Listings	15	6	- 60.0%	119	119	0.0%
Pending Sales	10	10	0.0%	81	86	+ 6.2%
Closed Sales	9	13	+ 44.4%	79	84	+ 6.3%
Days on Market Until Sale	23	13	- 43.5%	32	26	- 18.8%
Median Sales Price*	\$1,441,500	\$1,482,000	+ 2.8%	\$1,300,000	\$1,357,500	+ 4.4%
Average Sales Price*	\$1,271,556	\$1,556,923	+ 22.4%	\$1,422,880	\$1,500,794	+ 5.5%
Percent of Original List Price Received*	98.9%	98.7%	- 0.2%	96.8%	97.1%	+ 0.3%
Percent of List Price Received*	99.8%	98.8%	- 1.0%	98.4%	98.4%	0.0%
Inventory of Homes for Sale	18	13	- 27.8%	--	--	--
Months Supply of Inventory	2.7	1.8	- 33.3%	--	--	--

* 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

