

Local Market Update for February 2025

Provided by the North San Diego County REALTORS®.

92075 - Solana Beach

North San Diego County

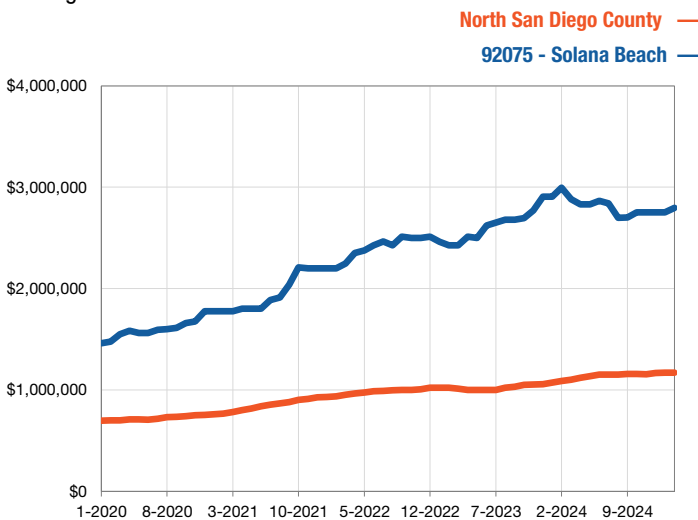
Detached Single-Family	February			Rolling 12 Months		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
Key Metrics						
New Listings	14	8	- 42.9%	88	95	+ 8.0%
Pending Sales	5	6	+ 20.0%	59	58	- 1.7%
Closed Sales	5	2	- 60.0%	58	55	- 5.2%
Days on Market Until Sale	37	67	+ 81.1%	41	30	- 26.8%
Median Sales Price*	\$2,675,000	\$3,112,500	+ 16.4%	\$2,995,000	\$2,795,000	- 6.7%
Average Sales Price*	\$3,784,000	\$3,112,500	- 17.7%	\$3,663,819	\$3,135,003	- 14.4%
Percent of Original List Price Received*	97.5%	96.5%	- 1.0%	94.6%	96.1%	+ 1.6%
Percent of List Price Received*	97.5%	96.5%	- 1.0%	98.2%	97.9%	- 0.3%
Inventory of Homes for Sale	20	14	- 30.0%	--	--	--
Months Supply of Inventory	4.1	2.9	- 29.3%	--	--	--

* 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.

Attached Single-Family	February			Rolling 12 Months		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
Key Metrics						
New Listings	7	7	0.0%	120	122	+ 1.7%
Pending Sales	8	4	- 50.0%	85	74	- 12.9%
Closed Sales	8	4	- 50.0%	83	79	- 4.8%
Days on Market Until Sale	44	13	- 70.5%	27	25	- 7.4%
Median Sales Price*	\$1,134,250	\$1,515,000	+ 33.6%	\$1,325,000	\$1,425,000	+ 7.5%
Average Sales Price*	\$1,217,938	\$1,494,750	+ 22.7%	\$1,425,742	\$1,599,554	+ 12.2%
Percent of Original List Price Received*	95.9%	95.5%	- 0.4%	97.1%	97.2%	+ 0.1%
Percent of List Price Received*	97.4%	95.5%	- 2.0%	98.4%	98.2%	- 0.2%
Inventory of Homes for Sale	10	15	+ 50.0%	--	--	--
Months Supply of Inventory	1.4	2.4	+ 71.4%	--	--	--

* 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.

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



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

