

Local Market Update for July 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



92075 - Solana Beach

North San Diego County

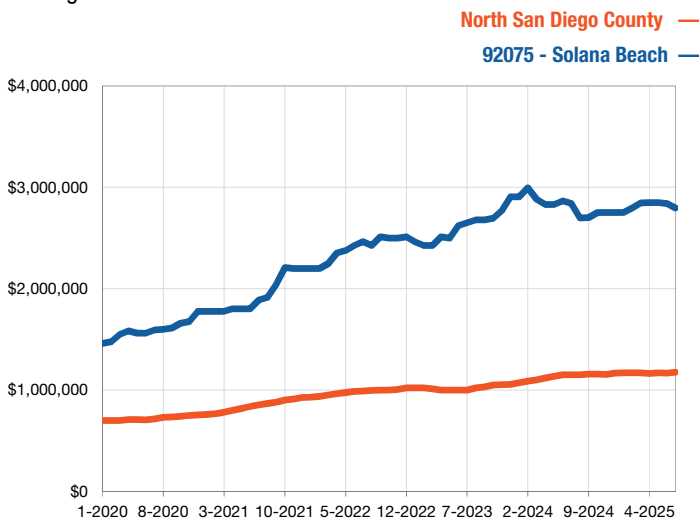
Detached Single-Family	July			Rolling 12 Months		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	10	14	+ 40.0%	94	115	+ 22.3%
Pending Sales	12	10	- 16.7%	62	54	- 12.9%
Closed Sales	7	3	- 57.1%	58	51	- 12.1%
Days on Market Until Sale	31	36	+ 16.1%	43	40	- 7.0%
Median Sales Price*	\$3,850,000	\$2,350,000	- 39.0%	\$2,840,000	\$2,795,000	- 1.6%
Average Sales Price*	\$3,910,714	\$3,111,667	- 20.4%	\$3,525,568	\$3,202,141	- 9.2%
Percent of Original List Price Received*	96.1%	94.8%	- 1.4%	93.9%	95.8%	+ 2.0%
Percent of List Price Received*	97.2%	97.0%	- 0.2%	97.3%	97.5%	+ 0.2%
Inventory of Homes for Sale	21	27	+ 28.6%	--	--	--
Months Supply of Inventory	4.1	6.0	+ 46.3%	--	--	--

* 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	July			Rolling 12 Months		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	7	10	+ 42.9%	116	127	+ 9.5%
Pending Sales	3	9	+ 200.0%	83	76	- 8.4%
Closed Sales	5	4	- 20.0%	84	71	- 15.5%
Days on Market Until Sale	26	37	+ 42.3%	26	34	+ 30.8%
Median Sales Price*	\$1,932,500	\$1,525,250	- 21.1%	\$1,357,500	\$1,500,000	+ 10.5%
Average Sales Price*	\$1,915,264	\$1,521,791	- 20.5%	\$1,521,839	\$1,534,626	+ 0.8%
Percent of Original List Price Received*	96.6%	93.1%	- 3.6%	96.7%	95.8%	- 0.9%
Percent of List Price Received*	97.5%	96.4%	- 1.1%	98.2%	97.3%	- 0.9%
Inventory of Homes for Sale	20	19	- 5.0%	--	--	--
Months Supply of Inventory	2.9	3.0	+ 3.4%	--	--	--

* 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

