

# Local Market Update for May 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

## 92075 - Solana Beach

North San Diego County

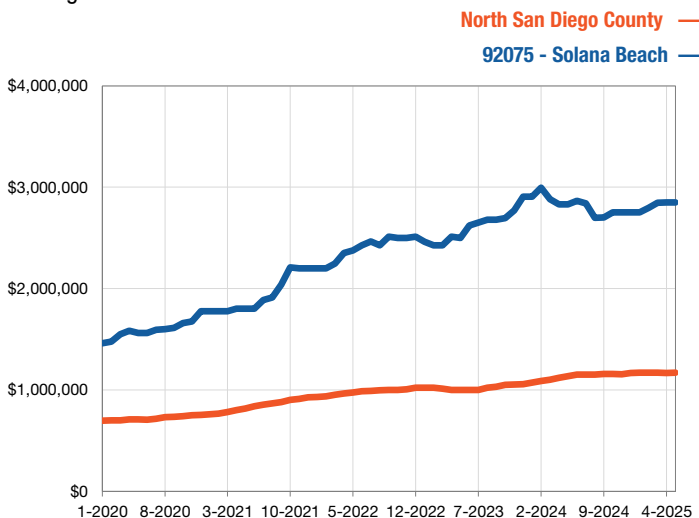
Detached Single-Family	May			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	12	10	- 16.7%	84	109	+ 29.8%
Pending Sales	3	1	- 66.7%	53	59	+ 11.3%
Closed Sales	1	5	+ 400.0%	55	59	+ 7.3%
Days on Market Until Sale	9	87	+ 866.7%	40	38	- 5.0%
Median Sales Price*	\$2,995,000	\$3,266,500	+ 9.1%	\$2,830,000	\$2,850,000	+ 0.7%
Average Sales Price*	\$2,995,000	\$3,357,300	+ 12.1%	\$3,509,618	\$3,369,799	- 4.0%
Percent of Original List Price Received*	100.0%	96.1%	- 3.9%	94.8%	95.7%	+ 0.9%
Percent of List Price Received*	100.0%	98.0%	- 2.0%	98.1%	97.5%	- 0.6%
Inventory of Homes for Sale	26	28	+ 7.7%	--	--	--
Months Supply of Inventory	5.9	5.7	- 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.

Attached Single-Family	May			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	14	13	- 7.1%	128	120	- 6.3%
Pending Sales	8	8	0.0%	86	72	- 16.3%
Closed Sales	6	7	+ 16.7%	81	76	- 6.2%
Days on Market Until Sale	15	34	+ 126.7%	28	27	- 3.6%
Median Sales Price*	\$1,382,500	\$1,375,000	- 0.5%	\$1,306,000	\$1,500,000	+ 14.9%
Average Sales Price*	\$1,676,667	\$1,479,857	- 11.7%	\$1,465,823	\$1,555,661	+ 6.1%
Percent of Original List Price Received*	97.0%	97.0%	0.0%	97.0%	96.5%	- 0.5%
Percent of List Price Received*	97.6%	97.8%	+ 0.2%	98.5%	97.6%	- 0.9%
Inventory of Homes for Sale	24	27	+ 12.5%	--	--	--
Months Supply of Inventory	3.3	4.5	+ 36.4%	--	--	--

\* 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

