

Local Market Update for March 2024

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92075 - Solana Beach

North San Diego County

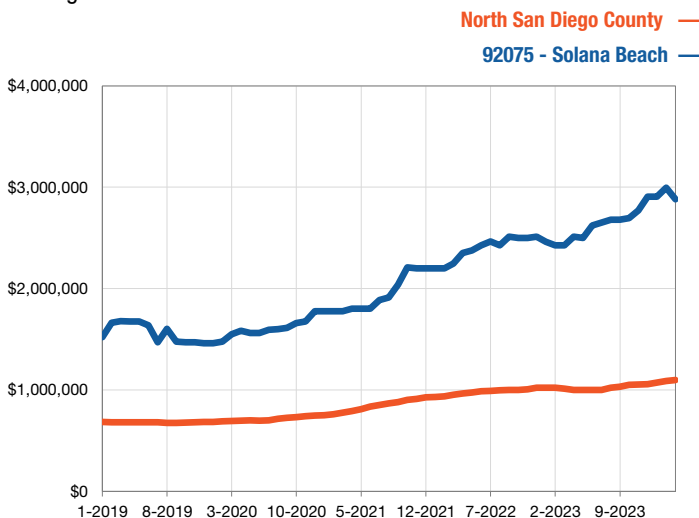
Detached Single-Family	March			Rolling 12 Months		
Key Metrics	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	7	5	- 28.6%	97	85	- 12.4%
Pending Sales	8	4	- 50.0%	59	56	- 5.1%
Closed Sales	6	3	- 50.0%	62	55	- 11.3%
Days on Market Until Sale	24	14	- 41.7%	25	42	+ 68.0%
Median Sales Price*	\$3,697,250	\$2,700,000	- 27.0%	\$2,425,000	\$2,880,000	+ 18.8%
Average Sales Price*	\$3,440,333	\$2,788,333	- 19.0%	\$2,891,822	\$3,640,445	+ 25.9%
Percent of Original List Price Received*	96.7%	101.5%	+ 5.0%	98.7%	94.8%	- 4.0%
Percent of List Price Received*	99.2%	102.0%	+ 2.8%	100.7%	98.3%	- 2.4%
Inventory of Homes for Sale	16	16	0.0%	--	--	--
Months Supply of Inventory	3.3	3.4	+ 3.0%	--	--	--

* 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.

Attached Single-Family	March			Rolling 12 Months		
Key Metrics	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	14	7	- 50.0%	116	113	- 2.6%
Pending Sales	7	5	- 28.6%	76	83	+ 9.2%
Closed Sales	9	7	- 22.2%	76	81	+ 6.6%
Days on Market Until Sale	11	12	+ 9.1%	31	28	- 9.7%
Median Sales Price*	\$1,420,000	\$1,250,000	- 12.0%	\$1,355,000	\$1,298,000	- 4.2%
Average Sales Price*	\$1,580,767	\$1,220,000	- 22.8%	\$1,474,286	\$1,390,736	- 5.7%
Percent of Original List Price Received*	98.8%	100.3%	+ 1.5%	97.6%	97.2%	- 0.4%
Percent of List Price Received*	98.8%	100.3%	+ 1.5%	99.3%	98.5%	- 0.8%
Inventory of Homes for Sale	14	6	- 57.1%	--	--	--
Months Supply of Inventory	2.2	0.9	- 59.1%	--	--	--

* 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

