

Local Market Update for November 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92075 - Solana Beach

North San Diego County

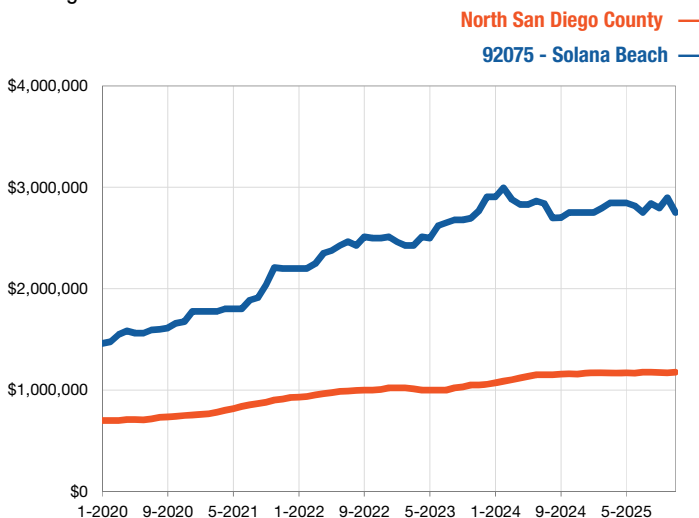
Detached Single-Family	November			Rolling 12 Months		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	5	7	+ 40.0%	105	114	+ 8.6%
Pending Sales	4	3	- 25.0%	59	59	0.0%
Closed Sales	3	4	+ 33.3%	55	58	+ 5.5%
Days on Market Until Sale	18	16	- 11.1%	30	46	+ 53.3%
Median Sales Price*	\$3,968,000	\$2,374,026	- 40.2%	\$2,750,000	\$2,750,000	0.0%
Average Sales Price*	\$3,827,500	\$2,313,263	- 39.6%	\$3,220,676	\$3,208,641	- 0.4%
Percent of Original List Price Received*	96.6%	91.8%	- 5.0%	96.5%	95.2%	- 1.3%
Percent of List Price Received*	96.6%	95.0%	- 1.7%	97.9%	97.0%	- 0.9%
Inventory of Homes for Sale	22	17	- 22.7%	--	--	--
Months Supply of Inventory	4.5	3.5	- 22.2%	--	--	--

* 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	November			Rolling 12 Months		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	8	2	- 75.0%	119	122	+ 2.5%
Pending Sales	5	3	- 40.0%	79	86	+ 8.9%
Closed Sales	5	7	+ 40.0%	83	87	+ 4.8%
Days on Market Until Sale	59	10	- 83.1%	29	32	+ 10.3%
Median Sales Price*	\$2,576,300	\$1,510,000	- 41.4%	\$1,398,000	\$1,510,000	+ 8.0%
Average Sales Price*	\$2,412,460	\$1,566,402	- 35.1%	\$1,524,973	\$1,577,739	+ 3.5%
Percent of Original List Price Received*	92.1%	100.2%	+ 8.8%	96.9%	96.1%	- 0.8%
Percent of List Price Received*	95.1%	99.8%	+ 4.9%	98.2%	97.5%	- 0.7%
Inventory of Homes for Sale	26	6	- 76.9%	--	--	--
Months Supply of Inventory	3.9	0.8	- 79.5%	--	--	--

* 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

