

Local Market Update for December 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



92075 - Solana Beach

North San Diego County

Detached Single-Family

Key Metrics	December			Rolling 12 Months		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	3	5	+ 66.7%	105	116	+ 10.5%
Pending Sales	2	2	0.0%	60	59	- 1.7%
Closed Sales	4	2	- 50.0%	58	57	- 1.7%
Days on Market Until Sale	36	107	+ 197.2%	28	49	+ 75.0%
Median Sales Price*	\$2,747,500	\$2,523,676	- 8.1%	\$2,750,000	\$2,750,000	0.0%
Average Sales Price*	\$2,838,250	\$2,523,676	- 11.1%	\$3,196,382	\$3,199,320	+ 0.1%
Percent of Original List Price Received*	90.3%	84.6%	- 6.3%	96.0%	95.2%	- 0.8%
Percent of List Price Received*	95.2%	87.8%	- 7.8%	97.7%	96.8%	- 0.9%
Inventory of Homes for Sale	20	13	- 35.0%	--	--	--
Months Supply of Inventory	4.0	2.6	- 35.0%	--	--	--

* 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.

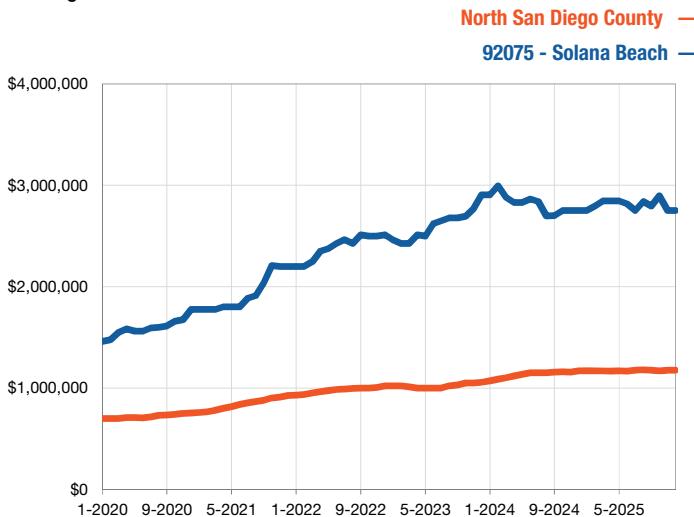
Attached Single-Family

Key Metrics	December			Rolling 12 Months		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	4	3	- 25.0%	119	122	+ 2.5%
Pending Sales	8	5	- 37.5%	84	83	- 1.2%
Closed Sales	6	5	- 16.7%	84	86	+ 2.4%
Days on Market Until Sale	32	26	- 18.8%	28	31	+ 10.7%
Median Sales Price*	\$1,412,000	\$1,575,000	+ 11.5%	\$1,400,000	\$1,527,500	+ 9.1%
Average Sales Price*	\$1,572,333	\$1,568,000	- 0.3%	\$1,524,700	\$1,577,550	+ 3.5%
Percent of Original List Price Received*	95.5%	97.6%	+ 2.2%	96.9%	96.2%	- 0.7%
Percent of List Price Received*	95.9%	98.7%	+ 2.9%	98.1%	97.7%	- 0.4%
Inventory of Homes for Sale	18	5	- 72.2%	--	--	--
Months Supply of Inventory	2.6	0.7	- 73.1%	--	--	--

* 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

