

Local Market Update for August 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92075 - Solana Beach

North San Diego County

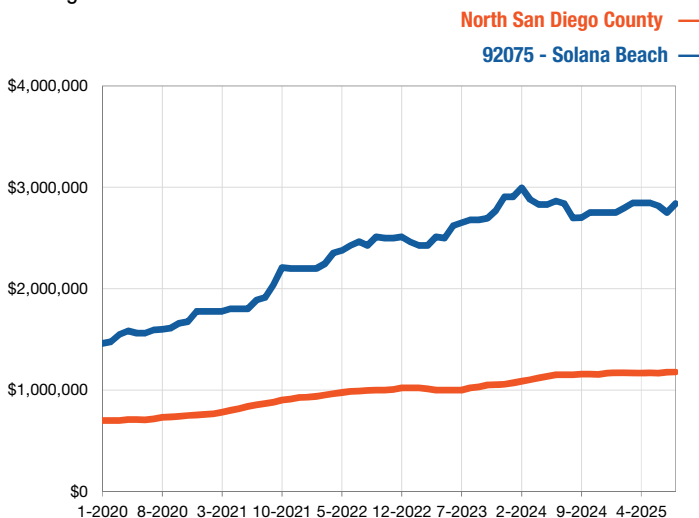
Detached Single-Family	August			Rolling 12 Months		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	9	6	- 33.3%	98	113	+ 15.3%
Pending Sales	6	8	+ 33.3%	63	56	- 11.1%
Closed Sales	9	8	- 11.1%	60	53	- 11.7%
Days on Market Until Sale	17	52	+ 205.9%	41	45	+ 9.8%
Median Sales Price*	\$2,450,000	\$3,725,000	+ 52.0%	\$2,697,500	\$2,840,000	+ 5.3%
Average Sales Price*	\$2,576,444	\$3,814,375	+ 48.0%	\$3,221,051	\$3,323,494	+ 3.2%
Percent of Original List Price Received*	99.8%	94.5%	- 5.3%	94.6%	95.0%	+ 0.4%
Percent of List Price Received*	101.5%	96.7%	- 4.7%	97.8%	96.8%	- 1.0%
Inventory of Homes for Sale	20	23	+ 15.0%	--	--	--
Months Supply of Inventory	3.8	4.9	+ 28.9%	--	--	--

* 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	August			Rolling 12 Months		
	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	9	10	+ 11.1%	111	130	+ 17.1%
Pending Sales	6	14	+ 133.3%	82	85	+ 3.7%
Closed Sales	6	10	+ 66.7%	81	75	- 7.4%
Days on Market Until Sale	38	30	- 21.1%	28	33	+ 17.9%
Median Sales Price*	\$1,062,500	\$1,582,500	+ 48.9%	\$1,365,000	\$1,525,000	+ 11.7%
Average Sales Price*	\$1,138,333	\$1,621,600	+ 42.5%	\$1,504,998	\$1,577,926	+ 4.8%
Percent of Original List Price Received*	94.8%	96.4%	+ 1.7%	96.4%	95.9%	- 0.5%
Percent of List Price Received*	95.8%	97.1%	+ 1.4%	97.8%	97.4%	- 0.4%
Inventory of Homes for Sale	19	11	- 42.1%	--	--	--
Months Supply of Inventory	2.8	1.6	- 42.9%	--	--	--

* 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

