

Local Market Update for February 2024

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92075 - Solana Beach

North San Diego County

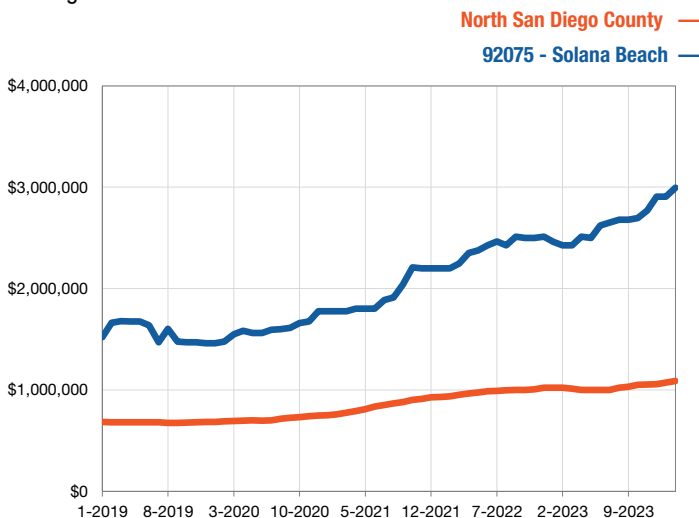
Detached Single-Family	February			Rolling 12 Months		
Key Metrics	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	11	13	+ 18.2%	102	88	- 13.7%
Pending Sales	2	5	+ 150.0%	60	60	0.0%
Closed Sales	3	5	+ 66.7%	65	58	- 10.8%
Days on Market Until Sale	50	37	- 26.0%	23	41	+ 78.3%
Median Sales Price*	\$2,100,000	\$2,675,000	+ 27.4%	\$2,425,000	\$2,995,000	+ 23.5%
Average Sales Price*	\$1,990,000	\$3,784,000	+ 90.2%	\$2,961,738	\$3,663,819	+ 23.7%
Percent of Original List Price Received*	94.1%	97.5%	+ 3.6%	98.8%	94.6%	- 4.3%
Percent of List Price Received*	96.4%	97.5%	+ 1.1%	100.6%	98.2%	- 2.4%
Inventory of Homes for Sale	19	17	- 10.5%	--	--	--
Months Supply of Inventory	3.8	3.4	- 10.5%	--	--	--

* 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.

Attached Single-Family	February			Rolling 12 Months		
Key Metrics	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	7	7	0.0%	109	120	+ 10.1%
Pending Sales	7	7	0.0%	75	84	+ 12.0%
Closed Sales	4	8	+ 100.0%	74	82	+ 10.8%
Days on Market Until Sale	19	44	+ 131.6%	31	26	- 16.1%
Median Sales Price*	\$1,274,500	\$1,134,250	- 11.0%	\$1,300,000	\$1,332,500	+ 2.5%
Average Sales Price*	\$1,318,500	\$1,217,938	- 7.6%	\$1,455,588	\$1,432,153	- 1.6%
Percent of Original List Price Received*	98.2%	95.9%	- 2.3%	98.5%	97.4%	- 1.1%
Percent of List Price Received*	98.2%	97.4%	- 0.8%	100.3%	98.5%	- 1.8%
Inventory of Homes for Sale	10	6	- 40.0%	--	--	--
Months Supply of Inventory	1.6	0.9	- 43.8%	--	--	--

* 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

