

Local Market Update for October 2024

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92075 - Solana Beach

North San Diego County

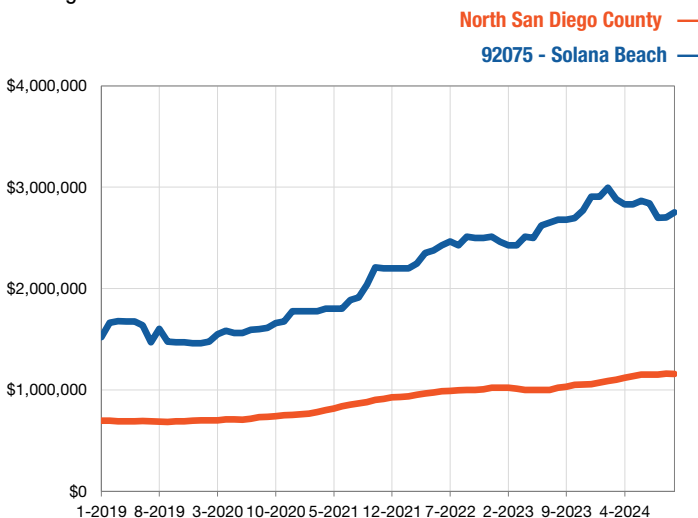
Detached Single-Family	October			Rolling 12 Months		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
Key Metrics						
New Listings	7	6	- 14.3%	82	103	+ 25.6%
Pending Sales	7	4	- 42.9%	60	59	- 1.7%
Closed Sales	6	4	- 33.3%	61	59	- 3.3%
Days on Market Until Sale	87	43	- 50.6%	41	32	- 22.0%
Median Sales Price*	\$2,647,500	\$2,441,585	- 7.8%	\$2,695,000	\$2,750,000	+ 2.0%
Average Sales Price*	\$3,723,333	\$3,320,793	- 10.8%	\$3,289,457	\$3,177,529	- 3.4%
Percent of Original List Price Received*	83.4%	91.5%	+ 9.7%	93.2%	96.4%	+ 3.4%
Percent of List Price Received*	96.7%	95.4%	- 1.3%	97.6%	98.1%	+ 0.5%
Inventory of Homes for Sale	11	15	+ 36.4%	--	--	--
Months Supply of Inventory	2.2	3.1	+ 40.9%	--	--	--

* 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	October			Rolling 12 Months		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
Key Metrics						
New Listings	8	13	+ 62.5%	127	112	- 11.8%
Pending Sales	10	5	- 50.0%	85	78	- 8.2%
Closed Sales	7	8	+ 14.3%	80	84	+ 5.0%
Days on Market Until Sale	20	17	- 15.0%	23	28	+ 21.7%
Median Sales Price*	\$1,325,000	\$1,509,500	+ 13.9%	\$1,325,000	\$1,370,000	+ 3.4%
Average Sales Price*	\$1,412,287	\$1,435,206	+ 1.6%	\$1,423,982	\$1,485,660	+ 4.3%
Percent of Original List Price Received*	93.7%	98.7%	+ 5.3%	97.3%	97.0%	- 0.3%
Percent of List Price Received*	95.3%	98.9%	+ 3.8%	98.3%	98.4%	+ 0.1%
Inventory of Homes for Sale	25	20	- 20.0%	--	--	--
Months Supply of Inventory	3.5	3.1	- 11.4%	--	--	--

* 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

