

Local Market Update for April 2025

A Research Tool Provided by the Greater San Diego Association of REALTORS®

92075

Solana Beach

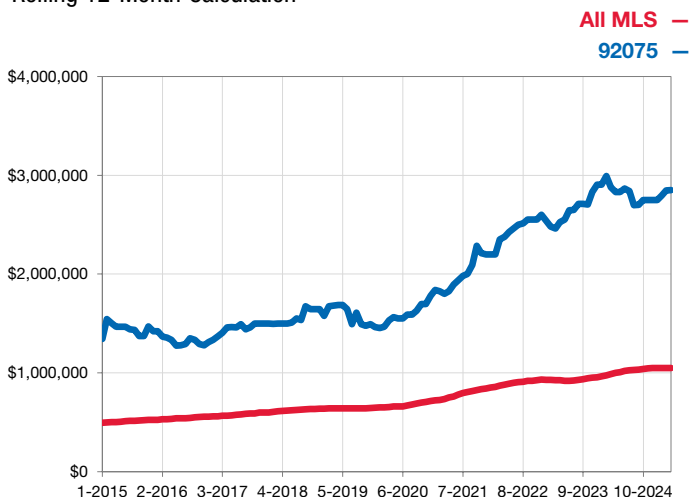
Detached	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	8	13	+ 62.5%	36	43	+ 19.4%
Pending Sales	1	5	+ 400.0%	17	18	+ 5.9%
Closed Sales	7	4	- 42.9%	18	15	- 16.7%
Median Sales Price*	\$2,665,000	\$2,805,500	+ 5.3%	\$2,670,000	\$3,025,000	+ 13.3%
Percent of Original List Price Received*	96.1%	97.9%	+ 1.9%	97.2%	96.4%	- 0.8%
Days on Market Until Sale	25	28	+ 12.0%	27	46	+ 70.4%
Inventory of Homes for Sale	18	29	+ 61.1%	--	--	--
Months Supply of Inventory	3.9	5.8	+ 48.7%	--	--	--

* 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	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	19	12	- 36.8%	45	47	+ 4.4%
Pending Sales	11	8	- 27.3%	33	21	- 36.4%
Closed Sales	9	6	- 33.3%	30	21	- 30.0%
Median Sales Price*	\$1,450,000	\$1,500,000	+ 3.4%	\$1,242,500	\$1,525,000	+ 22.7%
Percent of Original List Price Received*	99.5%	92.1%	- 7.4%	96.9%	95.4%	- 1.5%
Days on Market Until Sale	32	22	- 31.3%	38	31	- 18.4%
Inventory of Homes for Sale	18	28	+ 55.6%	--	--	--
Months Supply of Inventory	2.5	4.7	+ 88.0%	--	--	--

* 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.

Median Sales Price – Single Family Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo Rolling 12-Month Calculation

