

Local Market Update for March 2024

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

92075

Solana Beach

Single Family	March			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	7	5	- 28.6%	22	27	+ 22.7%
Pending Sales	8	4	- 50.0%	17	14	- 17.6%
Closed Sales	6	3	- 50.0%	12	11	- 8.3%
Median Sales Price*	\$3,697,250	\$2,700,000	- 27.0%	\$2,300,000	\$2,675,000	+ 16.3%
Percent of Original List Price Received*	96.7%	101.5%	+ 5.0%	95.5%	97.9%	+ 2.5%
Days on Market Until Sale	30	16	- 46.7%	39	29	- 25.6%
Inventory of Homes for Sale	13	16	+ 23.1%	--	--	--
Months Supply of Inventory	2.7	3.4	+ 25.9%	--	--	--

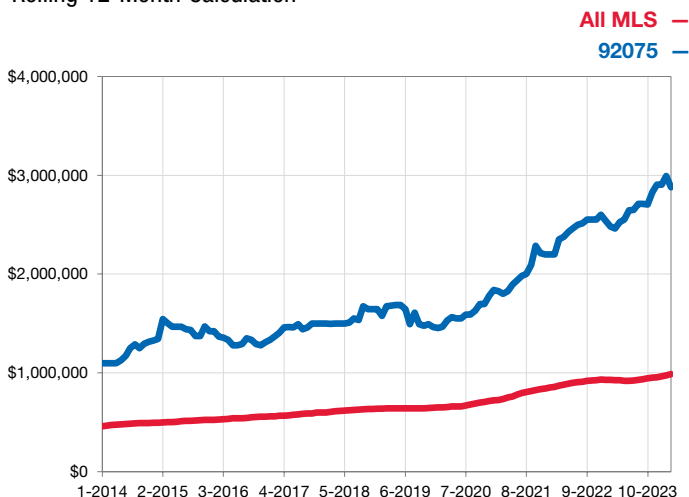
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo	March			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	13	8	- 38.5%	27	23	- 14.8%
Pending Sales	7	5	- 28.6%	19	22	+ 15.8%
Closed Sales	9	7	- 22.2%	22	21	- 4.5%
Median Sales Price*	\$1,420,000	\$1,250,000	- 12.0%	\$1,337,500	\$1,150,000	- 14.0%
Percent of Original List Price Received*	98.8%	100.3%	+ 1.5%	96.5%	95.7%	- 0.8%
Days on Market Until Sale	11	14	+ 27.3%	25	40	+ 60.0%
Inventory of Homes for Sale	13	7	- 46.2%	--	--	--
Months Supply of Inventory	2.0	1.0	- 50.0%	--	--	--

* 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

