

Local Market Update for February 2025

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

92075

Solana Beach

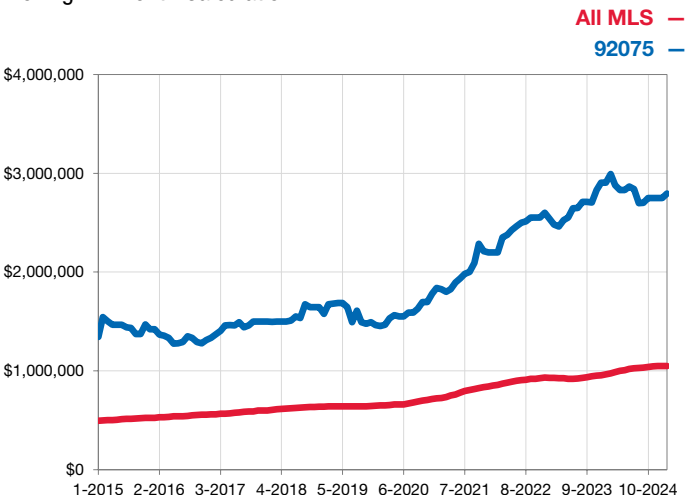
Single Family	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
Key Metrics						
New Listings	14	8	- 42.9%	23	15	- 34.8%
Pending Sales	5	6	+ 20.0%	10	9	- 10.0%
Closed Sales	5	2	- 60.0%	8	5	- 37.5%
Median Sales Price*	\$2,675,000	\$3,112,500	+ 16.4%	\$2,662,500	\$3,025,000	+ 13.6%
Percent of Original List Price Received*	97.5%	96.5%	- 1.0%	96.6%	97.6%	+ 1.0%
Days on Market Until Sale	38	74	+ 94.7%	34	60	+ 76.5%
Inventory of Homes for Sale	17	14	- 17.6%	--	--	--
Months Supply of Inventory	3.5	2.9	- 17.1%	--	--	--

* 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	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
Key Metrics						
New Listings	7	7	0.0%	15	18	+ 20.0%
Pending Sales	8	4	- 50.0%	17	7	- 58.8%
Closed Sales	8	4	- 50.0%	14	9	- 35.7%
Median Sales Price*	\$1,134,250	\$1,515,000	+ 33.6%	\$1,134,250	\$1,530,000	+ 34.9%
Percent of Original List Price Received*	95.9%	95.5%	- 0.4%	93.4%	94.2%	+ 0.9%
Days on Market Until Sale	45	16	- 64.4%	53	39	- 26.4%
Inventory of Homes for Sale	5	16	+ 220.0%	--	--	--
Months Supply of Inventory	0.7	2.6	+ 271.4%	--	--	--

* 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 – Single Family
Rolling 12-Month Calculation



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

