

# Local Market Update for September 2025

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

92075

Solana Beach

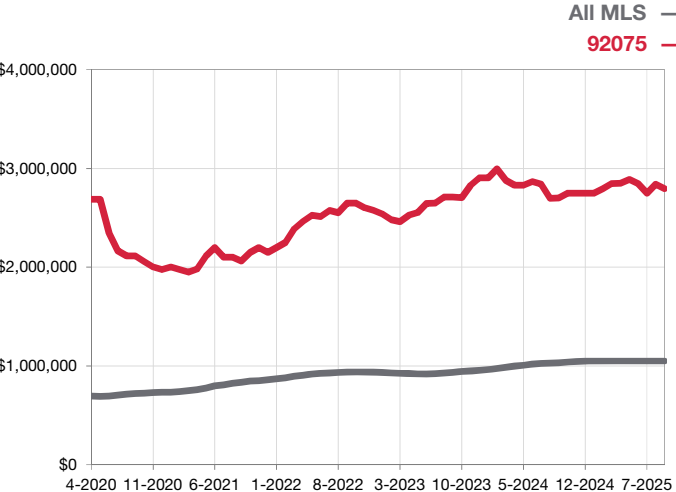
Detached	September			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	4	4	0.0%	66	92	+ 39.4%
Pending Sales	4	4	0.0%	50	43	- 14.0%
Closed Sales	6	8	+ 33.3%	47	41	- 12.8%
Median Sales Price*	\$2,887,500	\$2,887,500	0.0%	\$2,750,000	\$2,887,500	+ 5.0%
Percent of Original List Price Received*	95.3%	98.3%	+ 3.1%	96.9%	95.8%	- 1.1%
Days on Market Until Sale	28	30	+ 7.1%	32	56	+ 75.0%
Inventory of Homes for Sale	16	18	+ 12.5%	--	--	--
Months Supply of Inventory	3.1	4.2	+ 35.5%	--	--	--

\* 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	September			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	8	12	+ 50.0%	74	107	+ 44.6%
Pending Sales	6	5	- 16.7%	65	64	- 1.5%
Closed Sales	5	12	+ 140.0%	65	65	0.0%
Median Sales Price*	\$1,125,000	\$1,250,000	+ 11.1%	\$1,365,000	\$1,502,657	+ 10.1%
Percent of Original List Price Received*	99.0%	96.0%	- 3.0%	97.2%	95.8%	- 1.4%
Days on Market Until Sale	23	45	+ 95.7%	31	38	+ 22.6%
Inventory of Homes for Sale	14	17	+ 21.4%	--	--	--
Months Supply of Inventory	2.0	2.5	+ 25.0%	--	--	--

\* 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

