

Local Market Update for October 2024

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

92075

Solana Beach

Single Family	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
Key Metrics						
New Listings	7	6	- 14.3%	72	95	+ 31.9%
Pending Sales	7	4	- 42.9%	54	55	+ 1.9%
Closed Sales	6	4	- 33.3%	48	51	+ 6.3%
Median Sales Price*	\$2,647,500	\$2,441,585	- 7.8%	\$2,995,000	\$2,750,000	- 8.2%
Percent of Original List Price Received*	83.4%	91.5%	+ 9.7%	94.0%	96.4%	+ 2.6%
Days on Market Until Sale	92	50	- 45.7%	44	34	- 22.7%
Inventory of Homes for Sale	9	15	+ 66.7%	--	--	--
Months Supply of Inventory	1.8	3.1	+ 72.2%	--	--	--

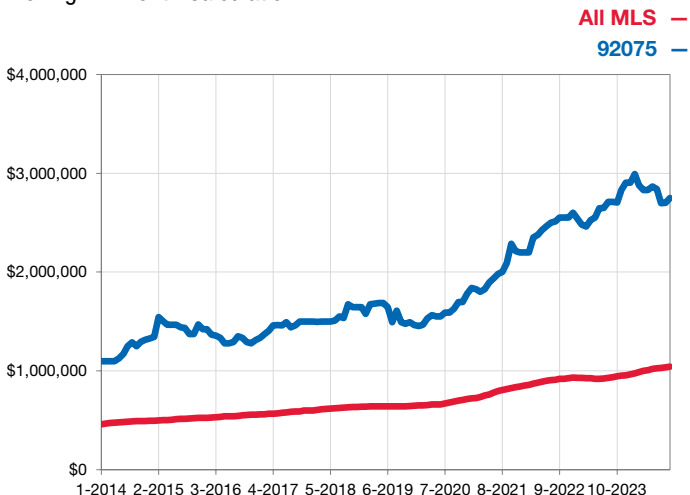
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
Key Metrics						
New Listings	8	13	+ 62.5%	110	105	- 4.5%
Pending Sales	10	6	- 40.0%	72	71	- 1.4%
Closed Sales	7	8	+ 14.3%	71	73	+ 2.8%
Median Sales Price*	\$1,325,000	\$1,509,500	+ 13.9%	\$1,340,000	\$1,375,000	+ 2.6%
Percent of Original List Price Received*	93.7%	98.7%	+ 5.3%	97.9%	97.4%	- 0.5%
Days on Market Until Sale	20	18	- 10.0%	25	29	+ 16.0%
Inventory of Homes for Sale	21	20	- 4.8%	--	--	--
Months Supply of Inventory	2.9	3.0	+ 3.4%	--	--	--

* 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

