

Local Market Update for September 2024

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

92075

Solana Beach

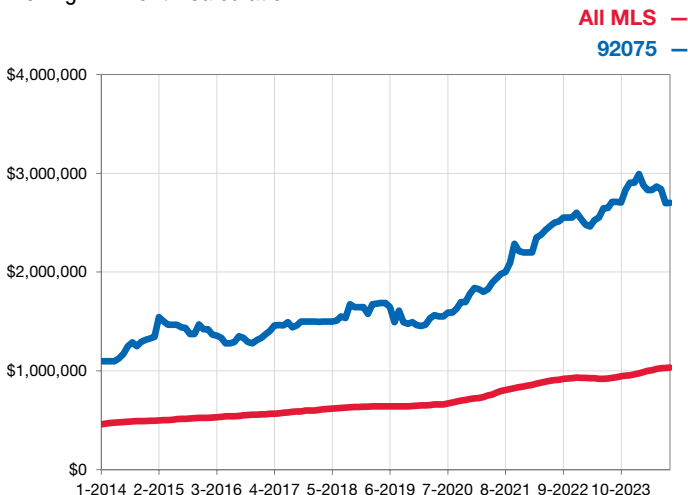
Single Family	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
Key Metrics						
New Listings	2	8	+ 300.0%	65	88	+ 35.4%
Pending Sales	6	4	- 33.3%	47	51	+ 8.5%
Closed Sales	5	6	+ 20.0%	42	47	+ 11.9%
Median Sales Price*	\$2,830,000	\$2,887,500	+ 2.0%	\$3,132,500	\$2,750,000	- 12.2%
Percent of Original List Price Received*	84.9%	95.3%	+ 12.2%	95.5%	96.9%	+ 1.5%
Days on Market Until Sale	76	28	- 63.2%	38	32	- 15.8%
Inventory of Homes for Sale	11	18	+ 63.6%	--	--	--
Months Supply of Inventory	2.2	3.5	+ 59.1%	--	--	--

* 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	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
Key Metrics						
New Listings	13	10	- 23.1%	102	92	- 9.8%
Pending Sales	5	6	+ 20.0%	62	65	+ 4.8%
Closed Sales	3	5	+ 66.7%	64	65	+ 1.6%
Median Sales Price*	\$1,750,000	\$1,125,000	- 35.7%	\$1,345,000	\$1,365,000	+ 1.5%
Percent of Original List Price Received*	96.4%	99.0%	+ 2.7%	98.4%	97.2%	- 1.2%
Days on Market Until Sale	17	23	+ 35.3%	26	31	+ 19.2%
Inventory of Homes for Sale	25	16	- 36.0%	--	--	--
Months Supply of Inventory	3.8	2.3	- 39.5%	--	--	--

* 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

