

Local Market Update for July 2025

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

92075

Solana Beach

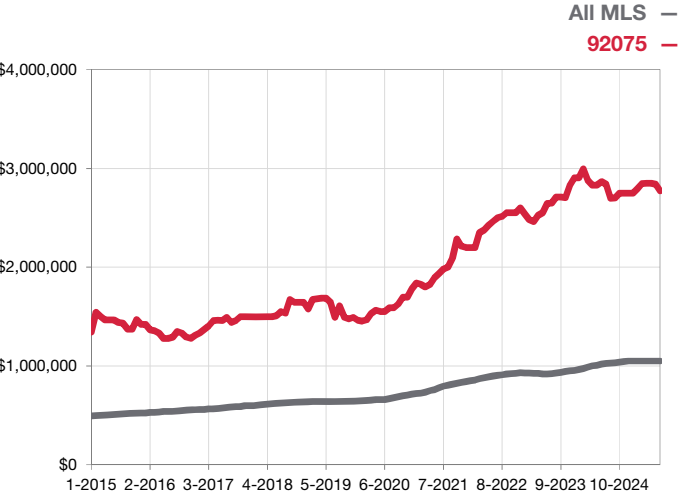
Detached	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	10	14	+ 40.0%	71	84	+ 18.3%
Pending Sales	12	9	- 25.0%	40	35	- 12.5%
Closed Sales	7	4	- 42.9%	32	26	- 18.8%
Median Sales Price*	\$3,850,000	\$2,087,500	- 45.8%	\$2,850,500	\$3,012,500	+ 5.7%
Percent of Original List Price Received*	96.1%	93.3%	- 2.9%	96.3%	95.8%	- 0.5%
Days on Market Until Sale	40	40	0.0%	35	60	+ 71.4%
Inventory of Homes for Sale	19	28	+ 47.4%	--	--	--
Months Supply of Inventory	3.7	6.2	+ 67.6%	--	--	--

* 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	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	7	10	+ 42.9%	73	83	+ 13.7%
Pending Sales	3	9	+ 200.0%	53	46	- 13.2%
Closed Sales	5	4	- 20.0%	54	41	- 24.1%
Median Sales Price*	\$1,932,500	\$1,525,250	- 21.1%	\$1,386,500	\$1,525,000	+ 10.0%
Percent of Original List Price Received*	96.6%	93.1%	- 3.6%	97.3%	95.5%	- 1.8%
Days on Market Until Sale	29	49	+ 69.0%	30	39	+ 30.0%
Inventory of Homes for Sale	16	20	+ 25.0%	--	--	--
Months Supply of Inventory	2.3	3.1	+ 34.8%	--	--	--

* 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

