

# Local Market Update for July 2018

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

## 92075

Solana Beach

Single Family	July			Year to Date		
	2017	2018	Percent Change	Thru 7-2017	Thru 7-2018	Percent Change
<b>Key Metrics</b>						
New Listings	16	13	- 18.8%	102	80	- 21.6%
Pending Sales	14	11	- 21.4%	69	58	- 15.9%
Closed Sales	13	7	- 46.2%	59	49	- 16.9%
Median Sales Price*	\$1,525,000	\$1,800,000	+ 18.0%	\$1,500,000	\$1,649,000	+ 9.9%
Percent of Original List Price Received*	93.1%	96.8%	+ 4.0%	94.4%	95.5%	+ 1.2%
Days on Market Until Sale	51	58	+ 13.7%	50	46	- 8.0%
Inventory of Homes for Sale	22	18	- 18.2%	--	--	--
Months Supply of Inventory	2.6	2.5	- 3.8%	--	--	--

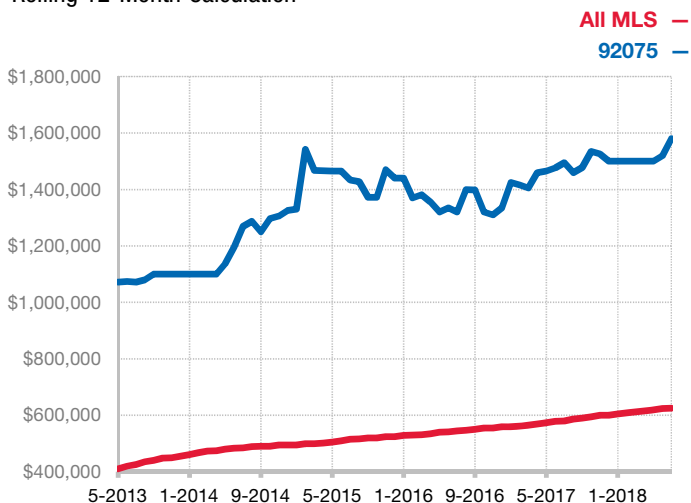
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo	July			Year to Date		
	2017	2018	Percent Change	Thru 7-2017	Thru 7-2018	Percent Change
<b>Key Metrics</b>						
New Listings	9	20	+ 122.2%	96	111	+ 15.6%
Pending Sales	8	11	+ 37.5%	73	62	- 15.1%
Closed Sales	11	2	- 81.8%	76	54	- 28.9%
Median Sales Price*	\$950,000	\$1,017,500	+ 7.1%	\$845,000	\$965,000	+ 14.2%
Percent of Original List Price Received*	97.3%	97.0%	- 0.3%	97.8%	96.5%	- 1.3%
Days on Market Until Sale	21	13	- 38.1%	24	33	+ 37.5%
Inventory of Homes for Sale	14	34	+ 142.9%	--	--	--
Months Supply of Inventory	1.5	3.7	+ 146.7%	--	--	--

\* 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

