

Local Market Update for May 2018

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

92075

Solana Beach

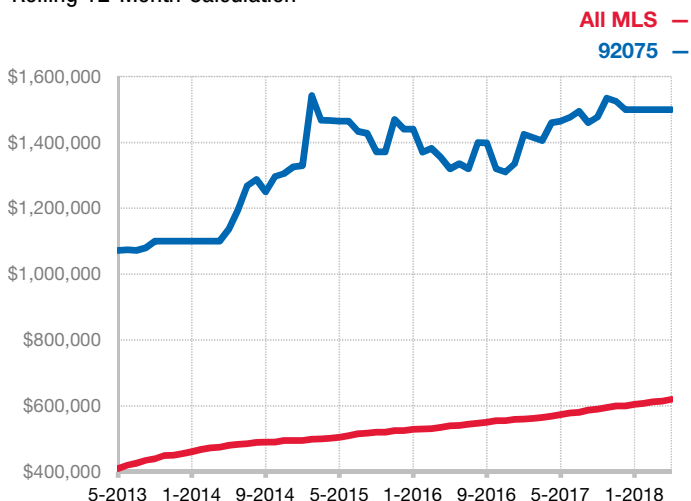
Single Family	May			Year to Date		
	2017	2018	Percent Change	Thru 5-2017	Thru 5-2018	Percent Change
Key Metrics						
New Listings	20	12	- 40.0%	74	56	- 24.3%
Pending Sales	14	8	- 42.9%	46	39	- 15.2%
Closed Sales	12	7	- 41.7%	38	37	- 2.6%
Median Sales Price*	\$1,522,500	\$1,910,000	+ 25.5%	\$1,480,000	\$1,500,000	+ 1.4%
Percent of Original List Price Received*	97.3%	91.7%	- 5.8%	95.2%	94.8%	- 0.4%
Days on Market Until Sale	42	72	+ 71.4%	53	48	- 9.4%
Inventory of Homes for Sale	28	20	- 28.6%	--	--	--
Months Supply of Inventory	3.9	2.6	- 33.3%	--	--	--

* 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	May			Year to Date		
	2017	2018	Percent Change	Thru 5-2017	Thru 5-2018	Percent Change
Key Metrics						
New Listings	15	12	- 20.0%	74	74	0.0%
Pending Sales	10	7	- 30.0%	54	47	- 13.0%
Closed Sales	19	11	- 42.1%	54	42	- 22.2%
Median Sales Price*	\$795,000	\$970,000	+ 22.0%	\$836,250	\$967,500	+ 15.7%
Percent of Original List Price Received*	96.2%	97.7%	+ 1.6%	97.8%	96.5%	- 1.3%
Days on Market Until Sale	35	32	- 8.6%	25	38	+ 52.0%
Inventory of Homes for Sale	16	21	+ 31.3%	--	--	--
Months Supply of Inventory	1.7	2.2	+ 29.4%	--	--	--

* 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

