

Local Market Update for March 2025

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

92075

Solana Beach

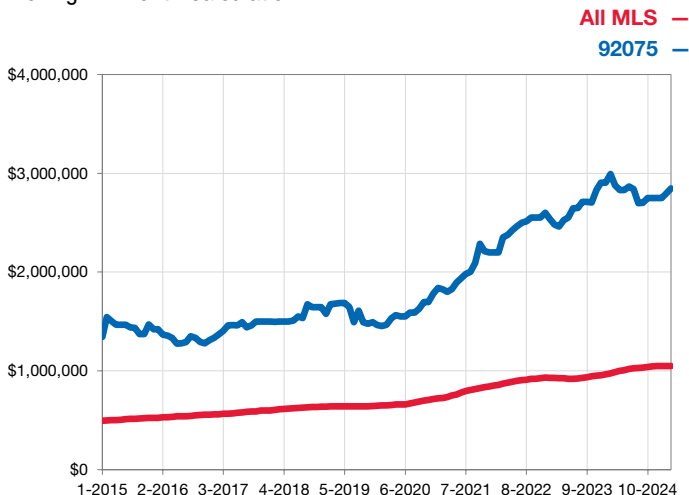
Single Family	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
Key Metrics						
New Listings	5	12	+ 140.0%	28	28	0.0%
Pending Sales	6	4	- 33.3%	16	13	- 18.8%
Closed Sales	3	6	+ 100.0%	11	11	0.0%
Median Sales Price*	\$2,700,000	\$3,417,500	+ 26.6%	\$2,675,000	\$3,025,000	+ 13.1%
Percent of Original List Price Received*	101.5%	94.5%	- 6.9%	97.9%	95.9%	- 2.0%
Days on Market Until Sale	16	47	+ 193.8%	29	53	+ 82.8%
Inventory of Homes for Sale	16	21	+ 31.3%	--	--	--
Months Supply of Inventory	3.4	4.5	+ 32.4%	--	--	--

* 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.

Townhouse-Condo	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
Key Metrics						
New Listings	11	15	+ 36.4%	26	35	+ 34.6%
Pending Sales	5	8	+ 60.0%	22	15	- 31.8%
Closed Sales	7	4	- 42.9%	21	15	- 28.6%
Median Sales Price*	\$1,250,000	\$1,675,000	+ 34.0%	\$1,150,000	\$1,599,000	+ 39.0%
Percent of Original List Price Received*	100.3%	101.8%	+ 1.5%	95.7%	96.7%	+ 1.0%
Days on Market Until Sale	14	30	+ 114.3%	40	35	- 12.5%
Inventory of Homes for Sale	10	23	+ 130.0%	--	--	--
Months Supply of Inventory	1.4	3.6	+ 157.1%	--	--	--

* 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

