

Local Market Update for October 2018

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

92075

Solana Beach

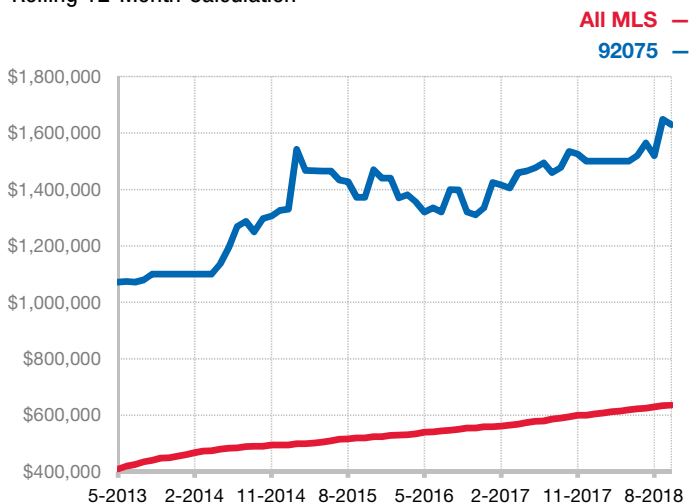
Single Family	October			Year to Date		
	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
Key Metrics						
New Listings	5	9	+ 80.0%	128	121	- 5.5%
Pending Sales	2	7	+ 250.0%	92	75	- 18.5%
Closed Sales	5	7	+ 40.0%	93	75	- 19.4%
Median Sales Price*	\$2,037,500	\$1,630,000	- 20.0%	\$1,500,000	\$1,630,000	+ 8.7%
Percent of Original List Price Received*	92.9%	97.0%	+ 4.4%	94.2%	96.2%	+ 2.1%
Days on Market Until Sale	30	31	+ 3.3%	45	41	- 8.9%
Inventory of Homes for Sale	18	26	+ 44.4%	--	--	--
Months Supply of Inventory	2.1	3.9	+ 85.7%	--	--	--

* 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.

Townhouse-Condo	October			Year to Date		
	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
Key Metrics						
New Listings	12	11	- 8.3%	139	150	+ 7.9%
Pending Sales	12	10	- 16.7%	101	91	- 9.9%
Closed Sales	7	12	+ 71.4%	98	87	- 11.2%
Median Sales Price*	\$880,000	\$972,500	+ 10.5%	\$847,500	\$970,000	+ 14.5%
Percent of Original List Price Received*	95.8%	95.1%	- 0.7%	97.1%	96.4%	- 0.7%
Days on Market Until Sale	53	40	- 24.5%	28	32	+ 14.3%
Inventory of Homes for Sale	24	22	- 8.3%	--	--	--
Months Supply of Inventory	2.5	2.4	- 4.0%	--	--	--

* 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

