

Local Market Update for January 2021

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

92075

Solana Beach

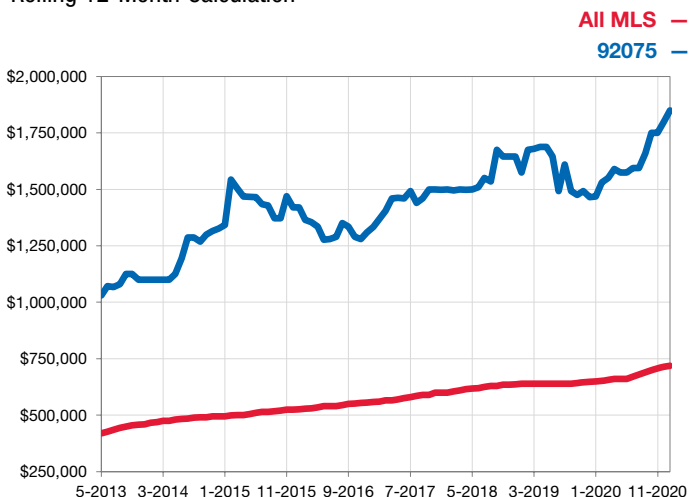
| Single Family | January | | | Year to Date | | |
|--|-------------|--------------------|----------------|--------------|--------------------|----------------|
| | 2020 | 2021 | Percent Change | Thru 1-2020 | Thru 1-2021 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 11 | 6 | - 45.5% | 11 | 6 | - 45.5% |
| Pending Sales | 4 | 6 | + 50.0% | 4 | 6 | + 50.0% |
| Closed Sales | 7 | 5 | - 28.6% | 7 | 5 | - 28.6% |
| Median Sales Price* | \$1,978,000 | \$2,660,000 | + 34.5% | \$1,978,000 | \$2,660,000 | + 34.5% |
| Percent of Original List Price Received* | 90.4% | 99.9% | + 10.5% | 90.4% | 99.9% | + 10.5% |
| Days on Market Until Sale | 67 | 25 | - 62.7% | 67 | 25 | - 62.7% |
| Inventory of Homes for Sale | 31 | 10 | - 67.7% | -- | -- | -- |
| Months Supply of Inventory | 3.9 | 1.3 | - 66.7% | -- | -- | -- |

* 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 | January | | | Year to Date | | |
|--|-------------|------------------|----------------|--------------|------------------|----------------|
| | 2020 | 2021 | Percent Change | Thru 1-2020 | Thru 1-2021 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 15 | 8 | - 46.7% | 15 | 8 | - 46.7% |
| Pending Sales | 10 | 11 | + 10.0% | 10 | 11 | + 10.0% |
| Closed Sales | 10 | 9 | - 10.0% | 10 | 9 | - 10.0% |
| Median Sales Price* | \$1,040,000 | \$991,679 | - 4.6% | \$1,040,000 | \$991,679 | - 4.6% |
| Percent of Original List Price Received* | 92.2% | 95.7% | + 3.8% | 92.2% | 95.7% | + 3.8% |
| Days on Market Until Sale | 86 | 43 | - 50.0% | 86 | 43 | - 50.0% |
| Inventory of Homes for Sale | 34 | 10 | - 70.6% | -- | -- | -- |
| Months Supply of Inventory | 4.1 | 1.1 | - 73.2% | -- | -- | -- |

* 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

