

Local Market Update for January 2019

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

92075

Solana Beach

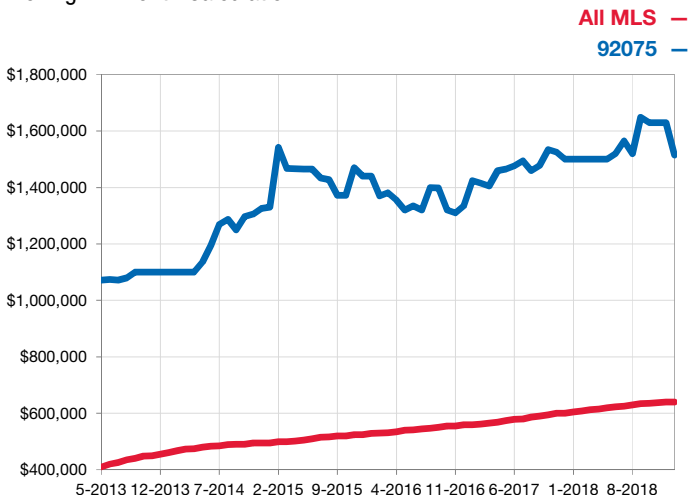
Single Family	January			Year to Date		
	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
Key Metrics						
New Listings	14	10	- 28.6%	14	10	- 28.6%
Pending Sales	8	3	- 62.5%	8	3	- 62.5%
Closed Sales	5	4	- 20.0%	5	4	- 20.0%
Median Sales Price*	\$1,700,000	\$1,487,500	- 12.5%	\$1,700,000	\$1,487,500	- 12.5%
Percent of Original List Price Received*	89.9%	95.3%	+ 6.0%	89.9%	95.3%	+ 6.0%
Days on Market Until Sale	56	65	+ 16.1%	56	65	+ 16.1%
Inventory of Homes for Sale	20	20	0.0%	--	--	--
Months Supply of Inventory	2.4	3.0	+ 25.0%	--	--	--

* 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.

Townhouse-Condo	January			Year to Date		
	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
Key Metrics						
New Listings	17	15	- 11.8%	17	15	- 11.8%
Pending Sales	10	7	- 30.0%	10	7	- 30.0%
Closed Sales	8	5	- 37.5%	8	5	- 37.5%
Median Sales Price*	\$1,165,000	\$765,000	- 34.3%	\$1,165,000	\$765,000	- 34.3%
Percent of Original List Price Received*	97.3%	95.7%	- 1.6%	97.3%	95.7%	- 1.6%
Days on Market Until Sale	36	25	- 30.6%	36	25	- 30.6%
Inventory of Homes for Sale	20	23	+ 15.0%	--	--	--
Months Supply of Inventory	1.9	2.7	+ 42.1%	--	--	--

* 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

