

# Local Market Update for May 2025

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

## 92075

Solana Beach

Detached	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	12	11	- 8.3%	48	55	+ 14.6%
Pending Sales	3	1	- 66.7%	20	20	0.0%
Closed Sales	1	5	+ 400.0%	19	20	+ 5.3%
Median Sales Price*	\$2,995,000	\$3,266,500	+ 9.1%	\$2,675,000	\$3,068,000	+ 14.7%
Percent of Original List Price Received*	100.0%	96.1%	- 3.9%	97.4%	96.3%	- 1.1%
Days on Market Until Sale	12	95	+ 691.7%	27	58	+ 114.8%
Inventory of Homes for Sale	24	29	+ 20.8%	--	--	--
Months Supply of Inventory	5.4	5.9	+ 9.3%	--	--	--

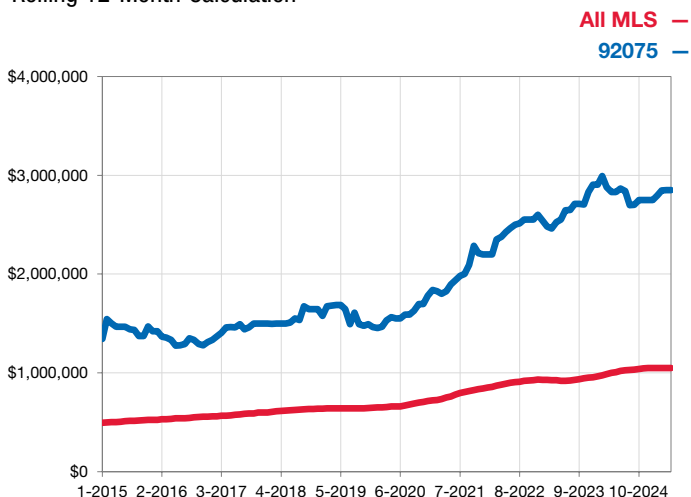
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	14	15	+ 7.1%	59	63	+ 6.8%
Pending Sales	8	8	0.0%	41	30	- 26.8%
Closed Sales	6	7	+ 16.7%	36	28	- 22.2%
Median Sales Price*	\$1,382,500	\$1,375,000	- 0.5%	\$1,290,000	\$1,512,500	+ 17.2%
Percent of Original List Price Received*	97.0%	97.0%	0.0%	96.9%	95.8%	- 1.1%
Days on Market Until Sale	22	37	+ 68.2%	35	33	- 5.7%
Inventory of Homes for Sale	19	30	+ 57.9%	--	--	--
Months Supply of Inventory	2.7	4.9	+ 81.5%	--	--	--

\* 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

