

Local Market Update for December 2025

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

92075

Solana Beach

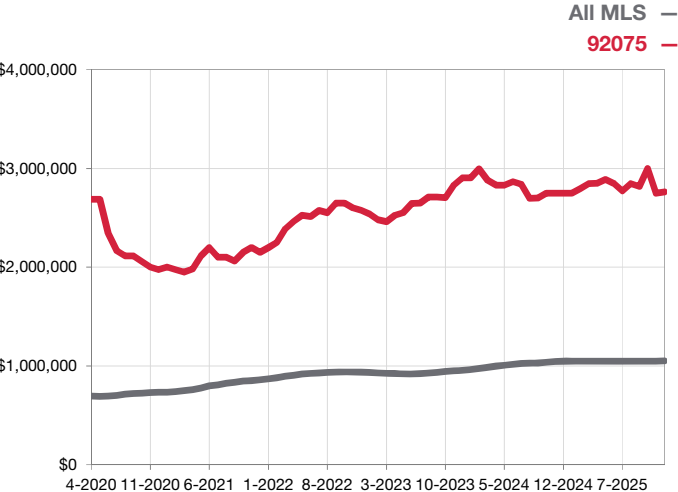
Detached	December			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	2	2	0.0%	93	96	+ 3.2%
Pending Sales	2	2	0.0%	59	54	- 8.5%
Closed Sales	4	1	- 75.0%	58	52	- 10.3%
Median Sales Price*	\$2,747,500	\$3,925,000	+ 42.9%	\$2,750,000	\$2,762,500	+ 0.5%
Percent of Original List Price Received*	90.3%	87.2%	- 3.4%	96.0%	95.2%	- 0.8%
Days on Market Until Sale	43	201	+ 367.4%	34	58	+ 70.6%
Inventory of Homes for Sale	18	8	- 55.6%	--	--	--
Months Supply of Inventory	3.7	1.8	- 51.4%	--	--	--

* 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.

Attached	December			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	4	1	- 75.0%	112	115	+ 2.7%
Pending Sales	8	4	- 50.0%	84	81	- 3.6%
Closed Sales	6	4	- 33.3%	84	84	0.0%
Median Sales Price*	\$1,412,000	\$1,450,000	+ 2.7%	\$1,400,000	\$1,517,500	+ 8.4%
Percent of Original List Price Received*	95.5%	98.2%	+ 2.8%	96.9%	96.3%	- 0.6%
Days on Market Until Sale	36	69	+ 91.7%	32	39	+ 21.9%
Inventory of Homes for Sale	10	2	- 80.0%	--	--	--
Months Supply of Inventory	1.4	0.3	- 78.6%	--	--	--

* 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

