

Local Market Update for November 2025

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

92075

Solana Beach

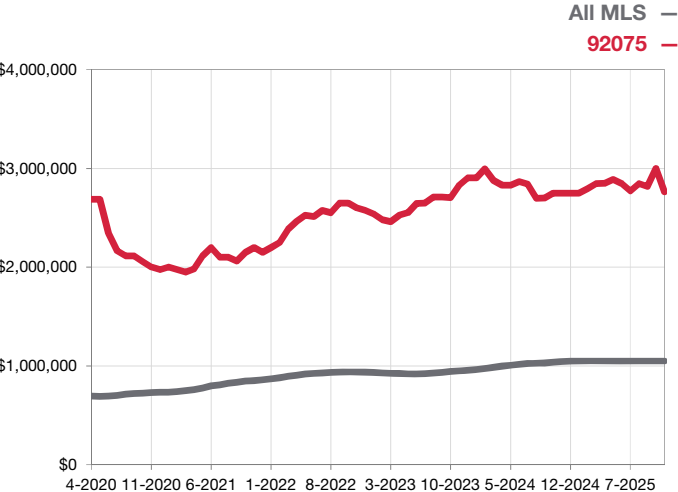
Detached	November			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	4	4	0.0%	90	100	+ 11.1%
Pending Sales	3	2	- 33.3%	57	52	- 8.8%
Closed Sales	3	4	+ 33.3%	54	50	- 7.4%
Median Sales Price*	\$3,968,000	\$2,374,026	- 40.2%	\$2,750,000	\$2,762,500	+ 0.5%
Percent of Original List Price Received*	96.6%	91.8%	- 5.0%	96.5%	95.3%	- 1.2%
Days on Market Until Sale	18	17	- 5.6%	33	55	+ 66.7%
Inventory of Homes for Sale	19	14	- 26.3%	--	--	--
Months Supply of Inventory	3.9	3.1	- 20.5%	--	--	--

* 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.

Attached	November			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	8	3	- 62.5%	108	118	+ 9.3%
Pending Sales	5	3	- 40.0%	76	77	+ 1.3%
Closed Sales	5	7	+ 40.0%	78	80	+ 2.6%
Median Sales Price*	\$2,576,300	\$1,510,000	- 41.4%	\$1,399,000	\$1,517,500	+ 8.5%
Percent of Original List Price Received*	92.1%	100.2%	+ 8.8%	97.0%	96.2%	- 0.8%
Days on Market Until Sale	61	23	- 62.3%	31	37	+ 19.4%
Inventory of Homes for Sale	20	7	- 65.0%	--	--	--
Months Supply of Inventory	3.0	1.0	- 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

