

Local Market Update for July 2015

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

92075

Solana Beach

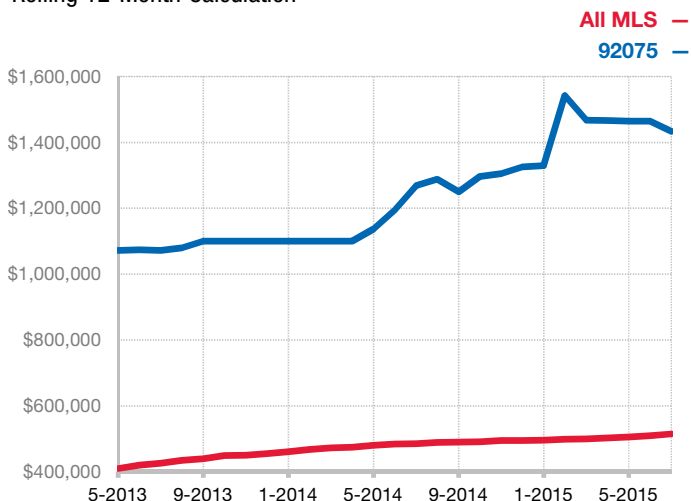
Single Family	July			Year to Date		
	2014	2015	Percent Change	Thru 7-2014	Thru 7-2015	Percent Change
Key Metrics						
New Listings	19	14	- 26.3%	101	82	- 18.8%
Pending Sales	11	12	+ 9.1%	52	57	+ 9.6%
Closed Sales	10	9	- 10.0%	46	56	+ 21.7%
Median Sales Price*	\$1,533,800	\$1,770,000	+ 15.4%	\$1,342,500	\$1,546,250	+ 15.2%
Percent of Original List Price Received*	97.9%	97.9%	0.0%	96.1%	93.9%	- 2.3%
Days on Market Until Sale	35	56	+ 60.0%	43	48	+ 11.6%
Inventory of Homes for Sale	35	23	- 34.3%	--	--	--
Months Supply of Inventory	4.7	3.0	- 36.2%	--	--	--

* 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.

Townhouse-Condo	July			Year to Date		
	2014	2015	Percent Change	Thru 7-2014	Thru 7-2015	Percent Change
Key Metrics						
New Listings	12	16	+ 33.3%	117	90	- 23.1%
Pending Sales	16	7	- 56.3%	94	71	- 24.5%
Closed Sales	14	14	0.0%	87	68	- 21.8%
Median Sales Price*	\$706,750	\$772,500	+ 9.3%	\$742,500	\$765,000	+ 3.0%
Percent of Original List Price Received*	94.6%	95.2%	+ 0.6%	95.9%	96.0%	+ 0.1%
Days on Market Until Sale	52	32	- 38.5%	49	35	- 28.6%
Inventory of Homes for Sale	25	24	- 4.0%	--	--	--
Months Supply of Inventory	2.3	2.6	+ 13.0%	--	--	--

* 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

