

Solana Beach 92075

ZIP code · CA · California > San Diego County > Solana Beach

SELLER'S MARKET

\$2.1M

MEDIAN SALE PRICE

+19.4%

1-YR CHANGE

176

SALES (12 MO)

\$2.2M

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100

Buyer's market

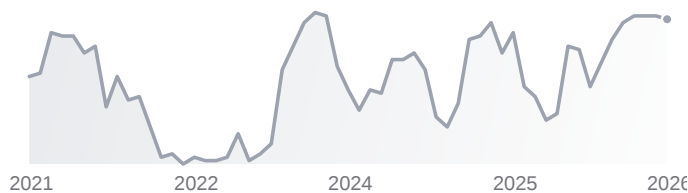
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

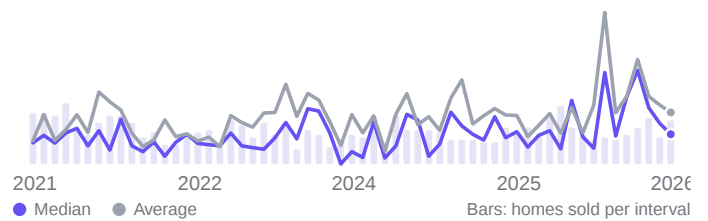
Market temperature (0–100)

64 / 100



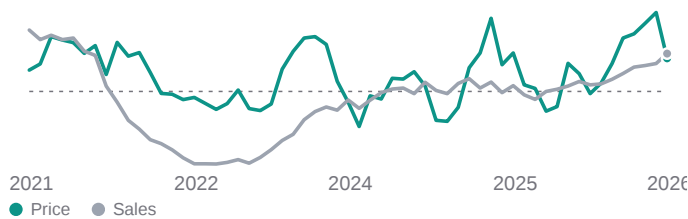
Sale prices

Median \$1.9M · Average \$2.3M



Growth (year over year)

Price +19.4% · Sales +22.2%



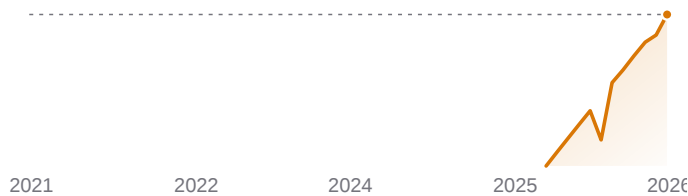
Price per square foot

\$1182/ft²



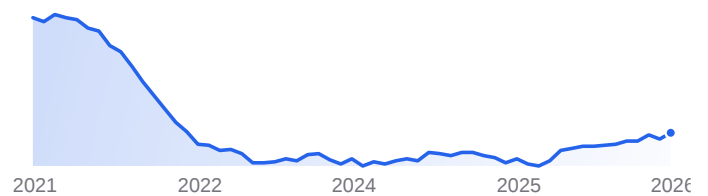
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

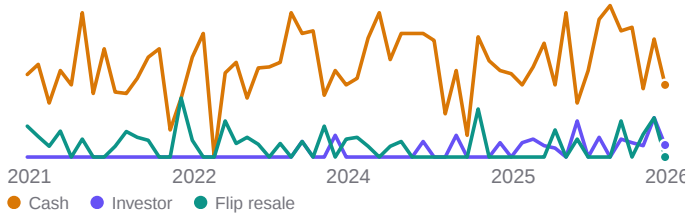
1.4%



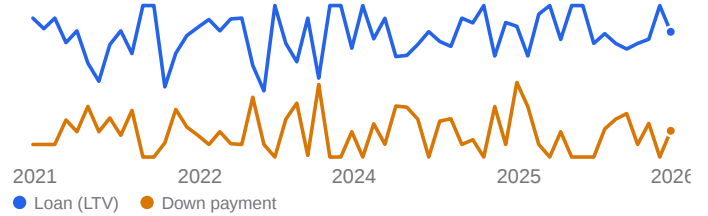
BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 5.6% · Flip resale 0%

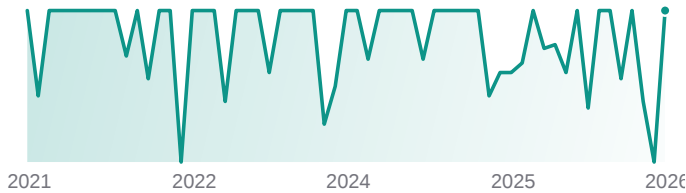


Financing (share of purchase price) Loan (LTV) 70% · Down payment 30%



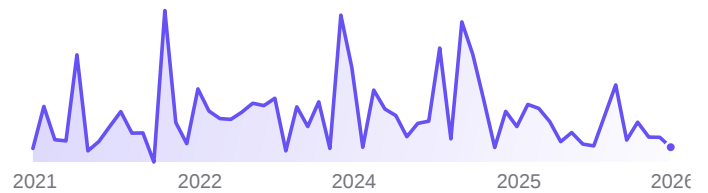
Sellers who sold at a gain

100%



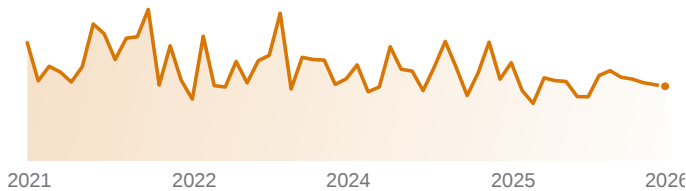
Typical hold before selling

4.3 yrs



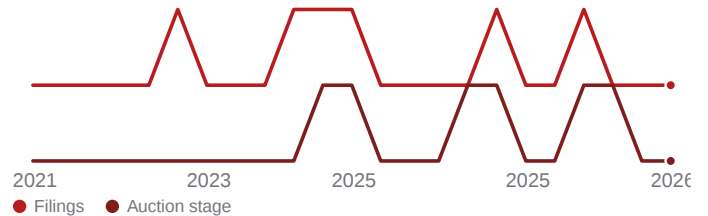
Median annualized return at resale

+5.9%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	12,426
Median value (AVM)	\$2.2M
Median size	860 ft²
Median bedrooms	3
Median year built	1984
Single family	24%
Condos	16%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	85%
Underwater (LTV 125% or more)	0.7%
Owner occupied	28%
Company owned	56%
Median loan-to-value	21%

Typical ownership tenure

23.4 yrs

COMMUNITY

Population	11,779
Density	2,944 / mi²
Median household income	\$131K
Average household income	\$183K
Crime index (US avg 100)	101
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	312
Homes occupied	86%
Bachelor's or higher	43%
Poverty rate	4.1%
Unemployment	1.1%
Average temp	61°F
Annual precip	11 in
Sunshine	68%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.