

Local Market Update for January 2024

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

92109

Pacific Beach, Mission Beach

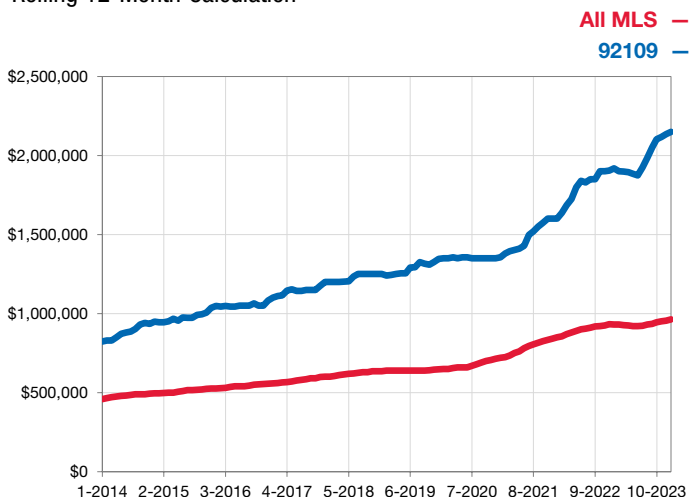
Single Family	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
Key Metrics						
New Listings	12	20	+ 66.7%	12	20	+ 66.7%
Pending Sales	7	7	0.0%	7	7	0.0%
Closed Sales	6	11	+ 83.3%	6	11	+ 83.3%
Median Sales Price*	\$1,513,400	\$2,100,000	+ 38.8%	\$1,513,400	\$2,100,000	+ 38.8%
Percent of Original List Price Received*	90.4%	90.4%	0.0%	90.4%	90.4%	0.0%
Days on Market Until Sale	79	36	- 54.4%	79	36	- 54.4%
Inventory of Homes for Sale	28	31	+ 10.7%	--	--	--
Months Supply of Inventory	2.1	2.9	+ 38.1%	--	--	--

* 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	January			Year to Date		
	2023	2024	Percent Change	Thru 1-2023	Thru 1-2024	Percent Change
Key Metrics						
New Listings	18	22	+ 22.2%	18	22	+ 22.2%
Pending Sales	6	13	+ 116.7%	6	13	+ 116.7%
Closed Sales	9	10	+ 11.1%	9	10	+ 11.1%
Median Sales Price*	\$749,000	\$1,101,000	+ 47.0%	\$749,000	\$1,101,000	+ 47.0%
Percent of Original List Price Received*	97.5%	95.5%	- 2.1%	97.5%	95.5%	- 2.1%
Days on Market Until Sale	28	46	+ 64.3%	28	46	+ 64.3%
Inventory of Homes for Sale	25	34	+ 36.0%	--	--	--
Months Supply of Inventory	1.4	2.4	+ 71.4%	--	--	--

* 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

