

Local Market Update for December 2021

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

92109

Pacific Beach, Mission Beach

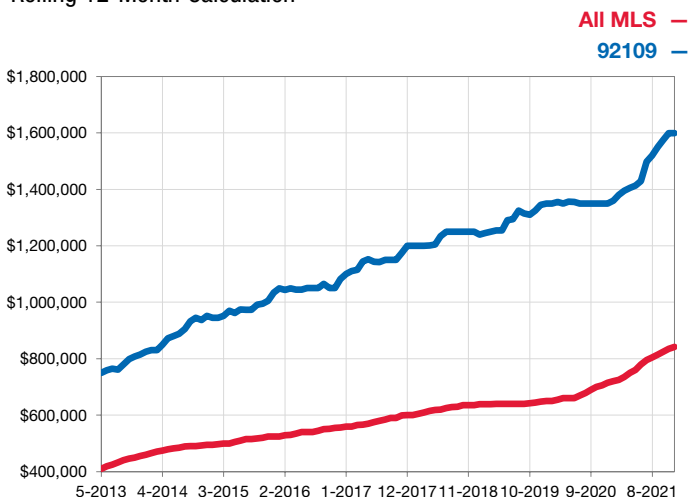
Single Family	December			Year to Date		
	2020	2021	Percent Change	Thru 12-2020	Thru 12-2021	Percent Change
Key Metrics						
New Listings	14	12	- 14.3%	364	259	- 28.8%
Pending Sales	13	11	- 15.4%	227	235	+ 3.5%
Closed Sales	33	11	- 66.7%	221	228	+ 3.2%
Median Sales Price*	\$1,505,000	\$1,725,000	+ 14.6%	\$1,350,000	\$1,600,000	+ 18.5%
Percent of Original List Price Received*	97.7%	101.0%	+ 3.4%	96.8%	100.4%	+ 3.7%
Days on Market Until Sale	21	8	- 61.9%	36	29	- 19.4%
Inventory of Homes for Sale	35	12	- 65.7%	--	--	--
Months Supply of Inventory	1.9	0.6	- 68.4%	--	--	--

* 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.

Townhouse-Condo	December			Year to Date		
	2020	2021	Percent Change	Thru 12-2020	Thru 12-2021	Percent Change
Key Metrics						
New Listings	19	10	- 47.4%	497	426	- 14.3%
Pending Sales	28	22	- 21.4%	367	392	+ 6.8%
Closed Sales	43	28	- 34.9%	353	392	+ 11.0%
Median Sales Price*	\$880,000	\$920,000	+ 4.5%	\$685,000	\$782,500	+ 14.2%
Percent of Original List Price Received*	98.3%	102.0%	+ 3.8%	97.7%	101.1%	+ 3.5%
Days on Market Until Sale	35	20	- 42.9%	32	21	- 34.4%
Inventory of Homes for Sale	42	11	- 73.8%	--	--	--
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

