

Local Market Update for December 2025

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

92109

Pacific Beach, Mission Beach

Detached		December			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings		7	9	+ 28.6%	215	253	+ 17.7%
Pending Sales		10	13	+ 30.0%	146	143	- 2.1%
Closed Sales		16	14	- 12.5%	149	141	- 5.4%
Median Sales Price*		\$1,791,000	\$2,237,500	+ 24.9%	\$2,060,000	\$2,075,000	+ 0.7%
Percent of Original List Price Received*		94.8%	93.5%	- 1.4%	96.5%	96.9%	+ 0.4%
Days on Market Until Sale		44	38	- 13.6%	36	39	+ 8.3%
Inventory of Homes for Sale		22	38	+ 72.7%	--	--	--
Months Supply of Inventory		1.8	3.2	+ 77.8%	--	--	--

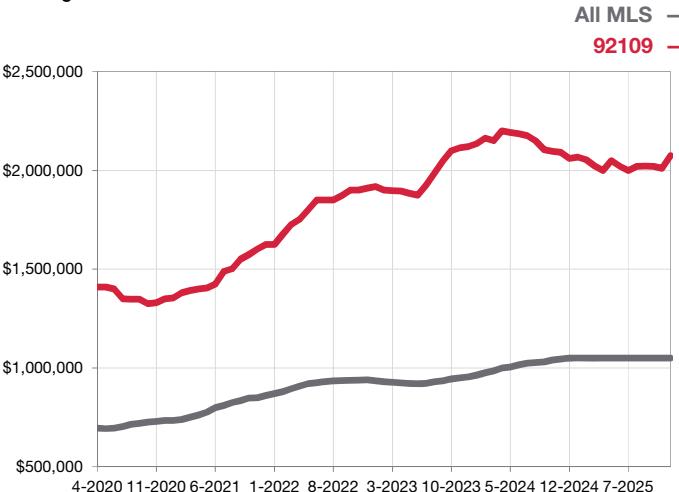
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		December			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings		18	11	- 38.9%	301	334	+ 11.0%
Pending Sales		16	13	- 18.8%	182	186	+ 2.2%
Closed Sales		19	18	- 5.3%	180	182	+ 1.1%
Median Sales Price*		\$1,055,000	\$913,125	- 13.4%	\$1,032,500	\$975,000	- 5.6%
Percent of Original List Price Received*		96.6%	95.3%	- 1.3%	96.8%	96.7%	- 0.1%
Days on Market Until Sale		34	31	- 8.8%	29	39	+ 34.5%
Inventory of Homes for Sale		51	31	- 39.2%	--	--	--
Months Supply of Inventory		3.4	2.0	- 41.2%	--	--	--

* 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.

Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

