

Local Market Update for February 2025

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

92109

Pacific Beach, Mission Beach

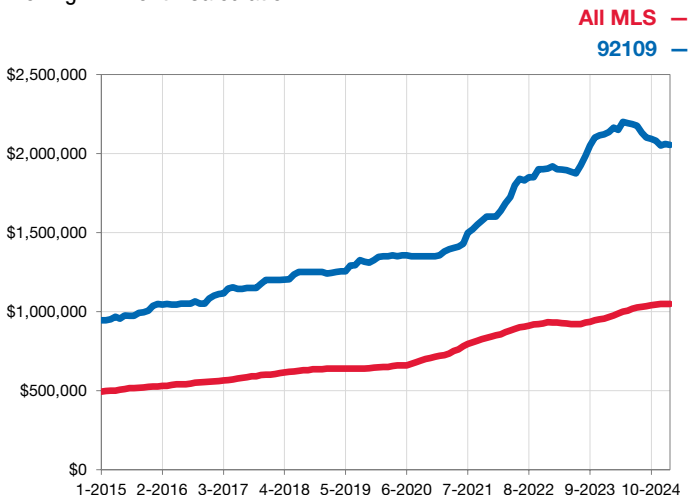
Single Family	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
Key Metrics						
New Listings	21	18	- 14.3%	41	33	- 19.5%
Pending Sales	11	11	0.0%	18	20	+ 11.1%
Closed Sales	8	11	+ 37.5%	19	20	+ 5.3%
Median Sales Price*	\$2,080,000	\$1,875,000	- 9.9%	\$2,100,000	\$2,137,500	+ 1.8%
Percent of Original List Price Received*	98.5%	97.8%	- 0.7%	93.8%	97.2%	+ 3.6%
Days on Market Until Sale	35	22	- 37.1%	36	38	+ 5.6%
Inventory of Homes for Sale	37	27	- 27.0%	--	--	--
Months Supply of Inventory	3.6	2.2	- 38.9%	--	--	--

* 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	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
Key Metrics						
New Listings	14	29	+ 107.1%	37	72	+ 94.6%
Pending Sales	8	19	+ 137.5%	21	37	+ 76.2%
Closed Sales	13	19	+ 46.2%	23	30	+ 30.4%
Median Sales Price*	\$1,250,000	\$967,500	- 22.6%	\$1,227,000	\$1,042,500	- 15.0%
Percent of Original List Price Received*	95.0%	96.8%	+ 1.9%	95.3%	97.2%	+ 2.0%
Days on Market Until Sale	59	44	- 25.4%	53	42	- 20.8%
Inventory of Homes for Sale	32	46	+ 43.8%	--	--	--
Months Supply of Inventory	2.4	2.8	+ 16.7%	--	--	--

* 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

