

Local Market Update for August 2025

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

92109

Pacific Beach, Mission Beach

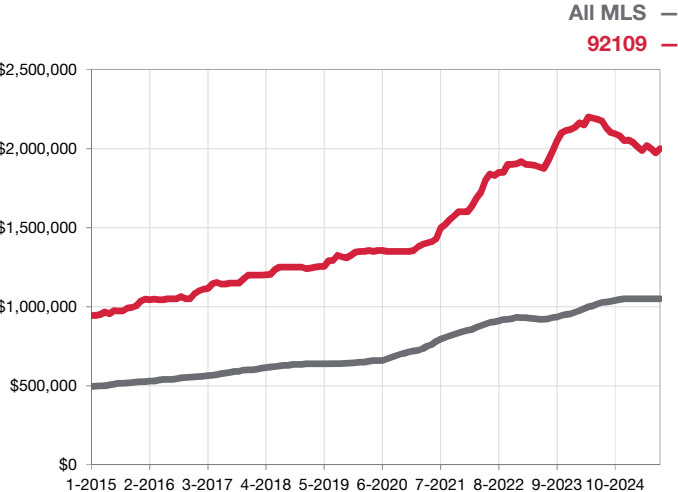
Detached	August			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	17	17	0.0%	179	179	0.0%
Pending Sales	16	14	- 12.5%	99	97	- 2.0%
Closed Sales	14	12	- 14.3%	100	93	- 7.0%
Median Sales Price*	\$1,840,000	\$2,075,000	+ 12.8%	\$2,105,500	\$2,050,000	- 2.6%
Percent of Original List Price Received*	94.9%	94.4%	- 0.5%	97.0%	98.1%	+ 1.1%
Days on Market Until Sale	22	48	+ 118.2%	34	36	+ 5.9%
Inventory of Homes for Sale	38	43	+ 13.2%	--	--	--
Months Supply of Inventory	3.3	3.6	+ 9.1%	--	--	--

* 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.

Attached	August			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	36	21	- 41.7%	212	254	+ 19.8%
Pending Sales	18	11	- 38.9%	124	126	+ 1.6%
Closed Sales	12	17	+ 41.7%	111	122	+ 9.9%
Median Sales Price*	\$1,025,250	\$725,000	- 29.3%	\$1,050,000	\$990,000	- 5.7%
Percent of Original List Price Received*	95.8%	98.3%	+ 2.6%	97.3%	97.2%	- 0.1%
Days on Market Until Sale	31	22	- 29.0%	30	36	+ 20.0%
Inventory of Homes for Sale	54	55	+ 1.9%	--	--	--
Months Supply of Inventory	3.9	3.6	- 7.7%	--	--	--

* 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

