

Local Market Update for April 2025

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

92109

Pacific Beach, Mission Beach

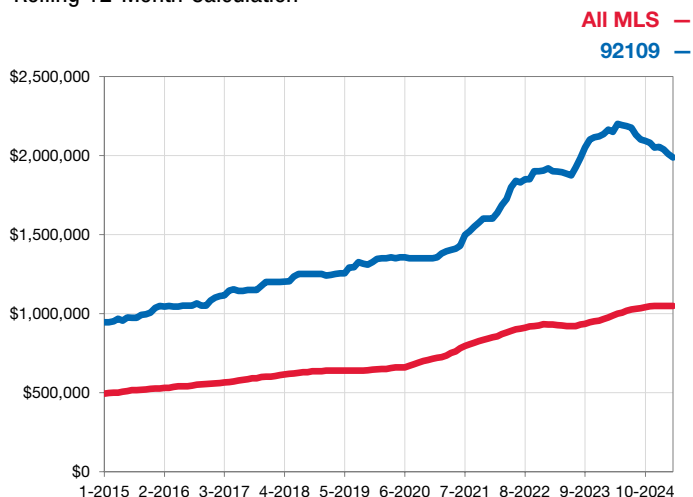
Detached	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	22	29	+ 31.8%	82	90	+ 9.8%
Pending Sales	14	18	+ 28.6%	50	51	+ 2.0%
Closed Sales	14	18	+ 28.6%	44	47	+ 6.8%
Median Sales Price*	\$2,100,000	\$1,937,500	- 7.7%	\$2,090,000	\$1,902,000	- 9.0%
Percent of Original List Price Received*	96.4%	99.7%	+ 3.4%	96.9%	99.2%	+ 2.4%
Days on Market Until Sale	37	22	- 40.5%	34	40	+ 17.6%
Inventory of Homes for Sale	31	43	+ 38.7%	--	--	--
Months Supply of Inventory	2.8	3.5	+ 25.0%	--	--	--

* 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	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	26	34	+ 30.8%	82	145	+ 76.8%
Pending Sales	17	16	- 5.9%	51	59	+ 15.7%
Closed Sales	14	14	0.0%	44	53	+ 20.5%
Median Sales Price*	\$1,257,000	\$904,500	- 28.0%	\$1,233,000	\$1,022,500	- 17.1%
Percent of Original List Price Received*	98.0%	98.3%	+ 0.3%	96.8%	97.7%	+ 0.9%
Days on Market Until Sale	22	29	+ 31.8%	40	36	- 10.0%
Inventory of Homes for Sale	30	72	+ 140.0%	--	--	--
Months Supply of Inventory	2.2	4.6	+ 109.1%	--	--	--

* 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.

Median Sales Price – Single Family Rolling 12-Month Calculation



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

