

Local Market Update for July 2024

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

92109

Pacific Beach, Mission Beach

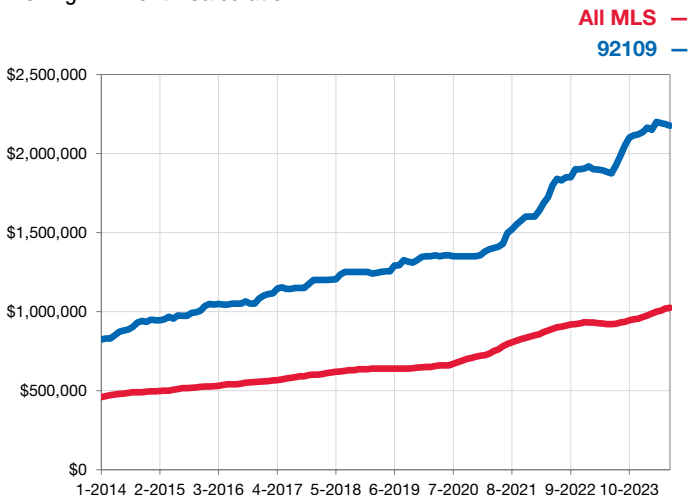
Single Family	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
Key Metrics						
New Listings	16	30	+ 87.5%	117	156	+ 33.3%
Pending Sales	11	12	+ 9.1%	73	85	+ 16.4%
Closed Sales	15	9	- 40.0%	72	86	+ 19.4%
Median Sales Price*	\$2,225,000	\$2,150,000	- 3.4%	\$2,107,500	\$2,157,500	+ 2.4%
Percent of Original List Price Received*	100.2%	94.4%	- 5.8%	98.7%	97.4%	- 1.3%
Days on Market Until Sale	9	59	+ 555.6%	28	36	+ 28.6%
Inventory of Homes for Sale	31	41	+ 32.3%	--	--	--
Months Supply of Inventory	2.9	3.6	+ 24.1%	--	--	--

* 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.

Townhouse-Condo	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
Key Metrics						
New Listings	25	33	+ 32.0%	149	173	+ 16.1%
Pending Sales	21	29	+ 38.1%	105	107	+ 1.9%
Closed Sales	13	22	+ 69.2%	94	98	+ 4.3%
Median Sales Price*	\$680,000	\$865,000	+ 27.2%	\$802,500	\$1,052,500	+ 31.2%
Percent of Original List Price Received*	99.9%	98.6%	- 1.3%	99.3%	97.5%	- 1.8%
Days on Market Until Sale	25	19	- 24.0%	26	30	+ 15.4%
Inventory of Homes for Sale	35	43	+ 22.9%	--	--	--
Months Supply of Inventory	2.4	3.1	+ 29.2%	--	--	--

* 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

