

Local Market Update for March 2024

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

92109

Pacific Beach, Mission Beach

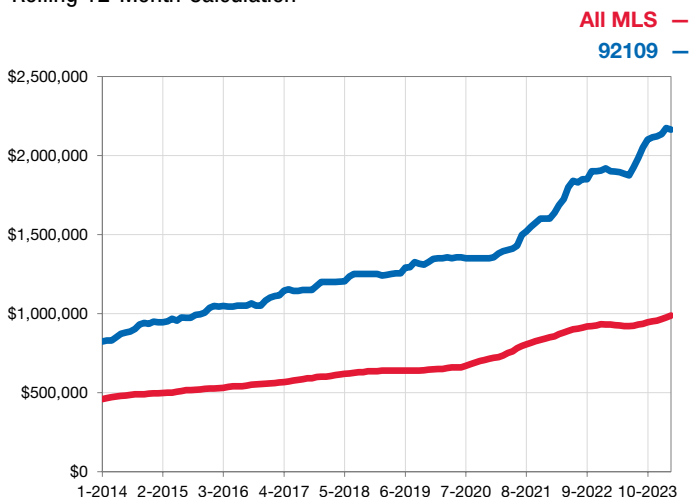
Single Family	March			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	16	19	+ 18.8%	46	58	+ 26.1%
Pending Sales	9	18	+ 100.0%	26	36	+ 38.5%
Closed Sales	14	11	- 21.4%	26	29	+ 11.5%
Median Sales Price*	\$2,112,500	\$2,080,000	- 1.5%	\$1,925,000	\$2,100,000	+ 9.1%
Percent of Original List Price Received*	98.8%	102.8%	+ 4.0%	97.0%	97.2%	+ 0.2%
Days on Market Until Sale	34	27	- 20.6%	42	30	- 28.6%
Inventory of Homes for Sale	30	26	- 13.3%	--	--	--
Months Supply of Inventory	2.6	2.3	- 11.5%	--	--	--

* 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	March			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	19	19	0.0%	55	55	0.0%
Pending Sales	18	11	- 38.9%	42	33	- 21.4%
Closed Sales	19	7	- 63.2%	36	30	- 16.7%
Median Sales Price*	\$770,000	\$850,000	+ 10.4%	\$767,500	\$1,171,000	+ 52.6%
Percent of Original List Price Received*	99.9%	99.4%	- 0.5%	98.4%	96.2%	- 2.2%
Days on Market Until Sale	29	30	+ 3.4%	30	48	+ 60.0%
Inventory of Homes for Sale	20	27	+ 35.0%	--	--	--
Months Supply of Inventory	1.2	2.1	+ 75.0%	--	--	--

* 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

