

Local Market Update for October 2024

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

92109

Pacific Beach, Mission Beach

Single Family

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	22	18	- 18.2%	169	218	+ 29.0%
Pending Sales	10	13	+ 30.0%	103	121	+ 17.5%
Closed Sales	11	12	+ 9.1%	100	119	+ 19.0%
Median Sales Price*	\$2,185,000	\$2,110,000	- 3.4%	\$2,135,000	\$2,092,000	- 2.0%
Percent of Original List Price Received*	95.5%	95.0%	- 0.5%	98.1%	96.9%	- 1.2%
Days on Market Until Sale	46	46	0.0%	30	35	+ 16.7%
Inventory of Homes for Sale	33	39	+ 18.2%	--	--	--
Months Supply of Inventory	3.3	3.3	0.0%	--	--	--

* 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.

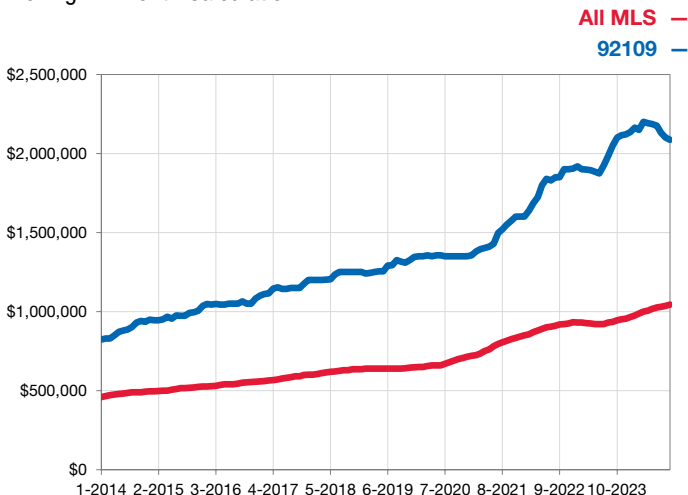
Townhouse-Condo

Key Metrics	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	18	29	+ 61.1%	212	269	+ 26.9%
Pending Sales	12	7	- 41.7%	147	149	+ 1.4%
Closed Sales	12	17	+ 41.7%	147	147	0.0%
Median Sales Price*	\$1,217,500	\$1,100,000	- 9.7%	\$965,000	\$1,035,000	+ 7.3%
Percent of Original List Price Received*	96.8%	93.3%	- 3.6%	99.2%	96.9%	- 2.3%
Days on Market Until Sale	31	25	- 19.4%	26	29	+ 11.5%
Inventory of Homes for Sale	34	55	+ 61.8%	--	--	--
Months Supply of Inventory	2.4	4.0	+ 66.7%	--	--	--

* 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

