

Local Market Update for November 2025

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

92109

Pacific Beach, Mission Beach

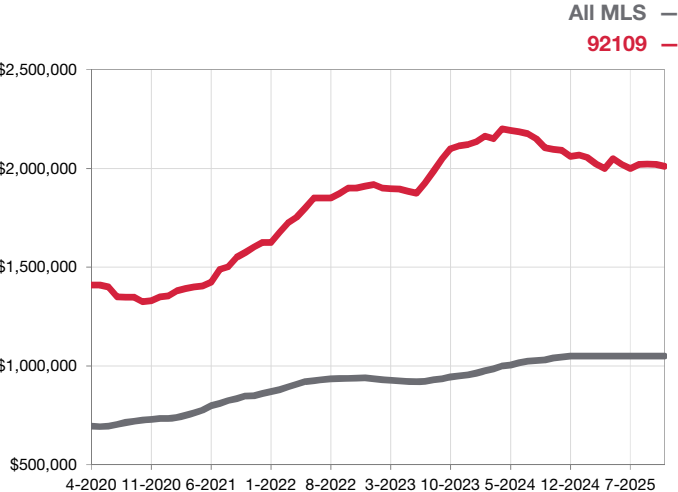
Detached	November			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	18	18	0.0%	208	245	+ 17.8%
Pending Sales	14	10	- 28.6%	136	132	- 2.9%
Closed Sales	12	7	- 41.7%	133	127	- 4.5%
Median Sales Price*	\$1,818,750	\$1,900,000	+ 4.5%	\$2,092,000	\$2,035,000	- 2.7%
Percent of Original List Price Received*	94.1%	92.5%	- 1.7%	96.7%	97.3%	+ 0.6%
Days on Market Until Sale	34	43	+ 26.5%	35	39	+ 11.4%
Inventory of Homes for Sale	33	46	+ 39.4%	--	--	--
Months Supply of Inventory	2.7	3.9	+ 44.4%	--	--	--

* 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	November			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	25	13	- 48.0%	283	322	+ 13.8%
Pending Sales	14	17	+ 21.4%	166	175	+ 5.4%
Closed Sales	8	11	+ 37.5%	161	164	+ 1.9%
Median Sales Price*	\$880,000	\$989,000	+ 12.4%	\$1,030,000	\$982,500	- 4.6%
Percent of Original List Price Received*	93.7%	98.7%	+ 5.3%	96.8%	96.8%	0.0%
Days on Market Until Sale	28	33	+ 17.9%	29	40	+ 37.9%
Inventory of Homes for Sale	60	35	- 41.7%	--	--	--
Months Supply of Inventory	4.2	2.2	- 47.6%	--	--	--

* 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

