

Local Market Update for August 2024

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

92109

Pacific Beach, Mission Beach

Single Family

Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	15	20	+ 33.3%	132	178	+ 34.8%
Pending Sales	11	16	+ 45.5%	84	99	+ 17.9%
Closed Sales	9	13	+ 44.4%	81	99	+ 22.2%
Median Sales Price*	\$2,200,000	\$1,880,000	- 14.5%	\$2,115,000	\$2,111,000	- 0.2%
Percent of Original List Price Received*	101.1%	95.3%	- 5.7%	99.0%	97.1%	- 1.9%
Days on Market Until Sale	22	20	- 9.1%	27	34	+ 25.9%
Inventory of Homes for Sale	31	36	+ 16.1%	--	--	--
Months Supply of Inventory	3.0	3.1	+ 3.3%	--	--	--

* 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.

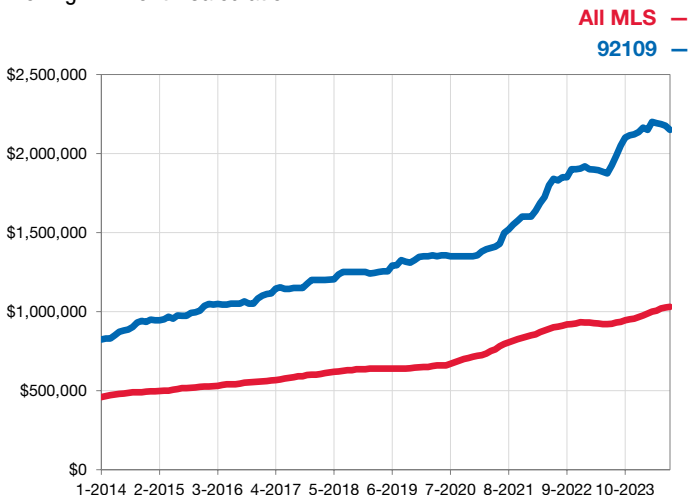
Townhouse-Condo

Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	27	38	+ 40.7%	176	212	+ 20.5%
Pending Sales	17	16	- 5.9%	122	122	0.0%
Closed Sales	26	11	- 57.7%	120	110	- 8.3%
Median Sales Price*	\$1,238,500	\$1,003,000	- 19.0%	\$915,000	\$1,052,500	+ 15.0%
Percent of Original List Price Received*	100.2%	95.4%	- 4.8%	99.5%	97.2%	- 2.3%
Days on Market Until Sale	27	34	+ 25.9%	26	30	+ 15.4%
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

