

Local Market Update for January 2025

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

92109

Pacific Beach, Mission Beach

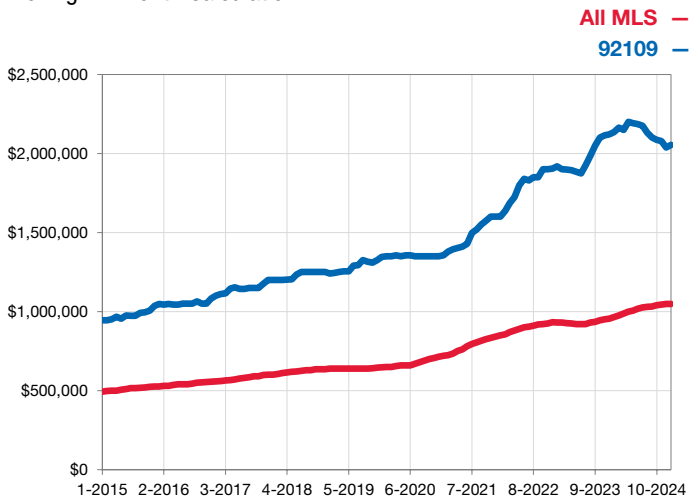
Single Family	January			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	20	14	- 30.0%	20	14	- 30.0%
Pending Sales	7	9	+ 28.6%	7	9	+ 28.6%
Closed Sales	11	9	- 18.2%	11	9	- 18.2%
Median Sales Price*	\$2,100,000	\$2,300,000	+ 9.5%	\$2,100,000	\$2,300,000	+ 9.5%
Percent of Original List Price Received*	90.4%	96.3%	+ 6.5%	90.4%	96.3%	+ 6.5%
Days on Market Until Sale	36	58	+ 61.1%	36	58	+ 61.1%
Inventory of Homes for Sale	32	20	- 37.5%	--	--	--
Months Supply of Inventory	3.1	1.6	- 48.4%	--	--	--

* 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.

Townhouse-Condo	January			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	23	39	+ 69.6%	23	39	+ 69.6%
Pending Sales	13	17	+ 30.8%	13	17	+ 30.8%
Closed Sales	10	11	+ 10.0%	10	11	+ 10.0%
Median Sales Price*	\$1,101,000	\$1,117,500	+ 1.5%	\$1,101,000	\$1,117,500	+ 1.5%
Percent of Original List Price Received*	95.5%	97.9%	+ 2.5%	95.5%	97.9%	+ 2.5%
Days on Market Until Sale	46	38	- 17.4%	46	38	- 17.4%
Inventory of Homes for Sale	33	51	+ 54.5%	--	--	--
Months Supply of Inventory	2.3	3.3	+ 43.5%	--	--	--

* 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.

Median Sales Price – Single Family Rolling 12-Month Calculation



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

