

Local Market Update for March 2025

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

92109

Pacific Beach, Mission Beach

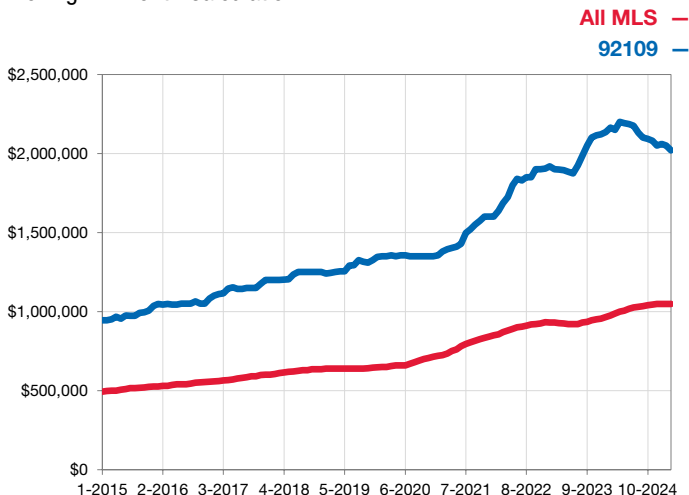
Single Family	March			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	19	27	+ 42.1%	60	60	0.0%
Pending Sales	18	13	- 27.8%	36	33	- 8.3%
Closed Sales	11	9	- 18.2%	30	30	0.0%
Median Sales Price*	\$2,080,000	\$1,675,000	- 19.5%	\$2,090,000	\$1,961,000	- 6.2%
Percent of Original List Price Received*	102.8%	96.1%	- 6.5%	97.1%	98.6%	+ 1.5%
Days on Market Until Sale	27	87	+ 222.2%	33	52	+ 57.6%
Inventory of Homes for Sale	31	36	+ 16.1%	--	--	--
Months Supply of Inventory	2.8	3.0	+ 7.1%	--	--	--

* 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	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	19	35	+ 84.2%	56	108	+ 92.9%
Pending Sales	13	12	- 7.7%	34	45	+ 32.4%
Closed Sales	7	7	0.0%	30	37	+ 23.3%
Median Sales Price*	\$850,000	\$1,022,500	+ 20.3%	\$1,171,000	\$1,022,500	- 12.7%
Percent of Original List Price Received*	99.4%	101.1%	+ 1.7%	96.2%	97.9%	+ 1.8%
Days on Market Until Sale	30	15	- 50.0%	48	37	- 22.9%
Inventory of Homes for Sale	28	60	+ 114.3%	--	--	--
Months Supply of Inventory	2.2	3.8	+ 72.7%	--	--	--

* 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

