

Local Market Update for July 2025

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

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Pacific Beach, Mission Beach

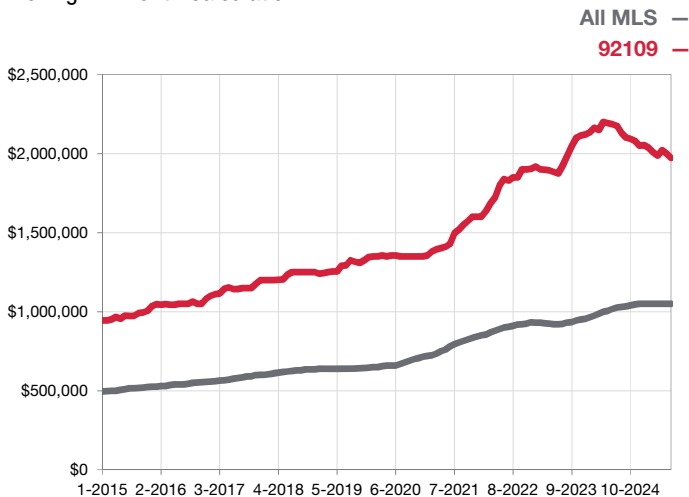
| Detached | July | | | Year to Date | | |
|--|-------------|-------------|----------------|--------------|-------------|----------------|
| | 2024 | 2025 | Percent Change | Thru 7-2024 | Thru 7-2025 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 31 | 25 | - 19.4% | 159 | 162 | + 1.9% |
| Pending Sales | 10 | 14 | + 40.0% | 83 | 84 | + 1.2% |
| Closed Sales | 9 | 8 | - 11.1% | 86 | 81 | - 5.8% |
| Median Sales Price* | \$2,150,000 | \$2,050,000 | - 4.7% | \$2,157,500 | \$2,020,000 | - 6.4% |
| Percent of Original List Price Received* | 94.4% | 96.8% | + 2.5% | 97.4% | 98.9% | + 1.5% |
| Days on Market Until Sale | 59 | 49 | - 16.9% | 36 | 34 | - 5.6% |
| Inventory of Homes for Sale | 46 | 46 | 0.0% | -- | -- | -- |
| Months Supply of Inventory | 4.1 | 3.8 | - 7.3% | -- | -- | -- |

* 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.

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|--|-----------|-------------|----------------|--------------|-------------|----------------|
| | 2024 | 2025 | Percent Change | Thru 7-2024 | Thru 7-2025 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 34 | 32 | - 5.9% | 176 | 231 | + 31.3% |
| Pending Sales | 29 | 17 | - 41.4% | 106 | 115 | + 8.5% |
| Closed Sales | 23 | 16 | - 30.4% | 99 | 106 | + 7.1% |
| Median Sales Price* | \$900,000 | \$1,152,500 | + 28.1% | \$1,055,000 | \$1,033,750 | - 2.0% |
| Percent of Original List Price Received* | 98.3% | 97.7% | - 0.6% | 97.4% | 97.1% | - 0.3% |
| Days on Market Until Sale | 19 | 65 | + 242.1% | 30 | 39 | + 30.0% |
| Inventory of Homes for Sale | 47 | 60 | + 27.7% | -- | -- | -- |
| Months Supply of Inventory | 3.4 | 3.8 | + 11.8% | -- | -- | -- |

* 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

