

Local Market Update for October 2025

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

92109

Pacific Beach, Mission Beach

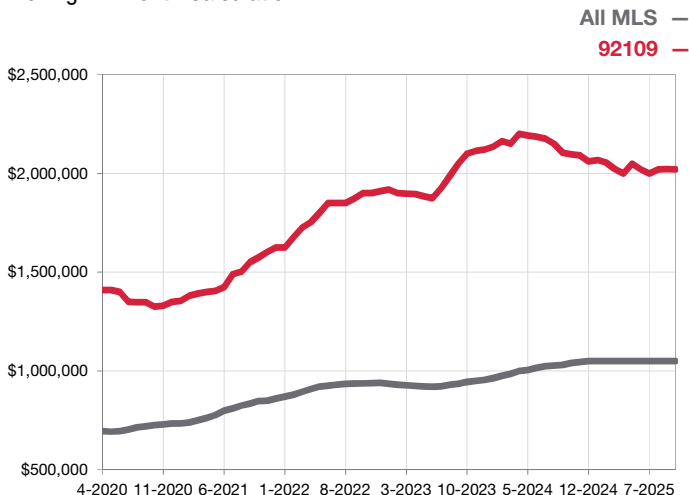
Detached	October			Year to Date		
	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change
Key Metrics						
New Listings	20	20	0.0%	198	227	+ 14.6%
Pending Sales	13	9	- 30.8%	122	122	0.0%
Closed Sales	13	10	- 23.1%	121	118	- 2.5%
Median Sales Price*	\$2,160,000	\$2,247,500	+ 4.1%	\$2,100,000	\$2,075,000	- 1.2%
Percent of Original List Price Received*	95.3%	95.4%	+ 0.1%	96.9%	97.6%	+ 0.7%
Days on Market Until Sale	44	63	+ 43.2%	35	38	+ 8.6%
Inventory of Homes for Sale	40	45	+ 12.5%	--	--	--
Months Supply of Inventory	3.4	3.7	+ 8.8%	--	--	--

* 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.

Attached	October			Year to Date		
	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change
Key Metrics						
New Listings	33	31	- 6.1%	258	309	+ 19.8%
Pending Sales	8	16	+ 100.0%	152	158	+ 3.9%
Closed Sales	21	18	- 14.3%	153	153	0.0%
Median Sales Price*	\$1,099,000	\$1,250,000	+ 13.7%	\$1,035,000	\$980,000	- 5.3%
Percent of Original List Price Received*	94.6%	95.4%	+ 0.8%	97.0%	96.7%	- 0.3%
Days on Market Until Sale	23	51	+ 121.7%	29	40	+ 37.9%
Inventory of Homes for Sale	59	49	- 16.9%	--	--	--
Months Supply of Inventory	4.2	3.1	- 26.2%	--	--	--

* 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

