

Local Market Update for February 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92109 - Pacific Beach

Metro San Diego County

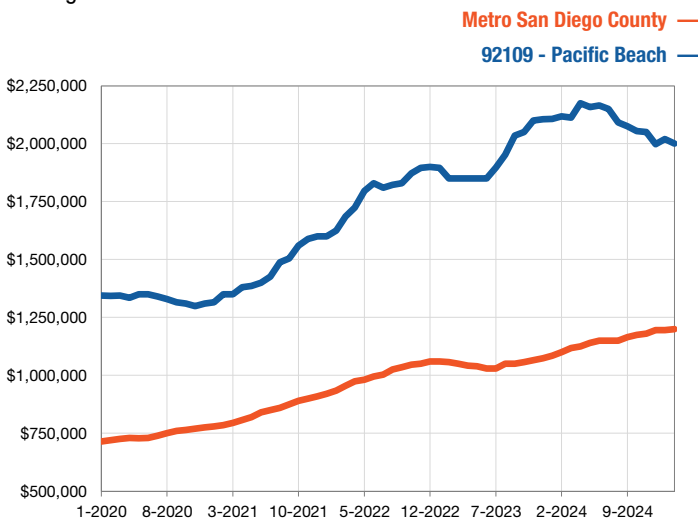
Detached Single-Family	February			Rolling 12 Months		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
Key Metrics						
New Listings	21	18	- 14.3%	216	238	+ 10.2%
Pending Sales	12	11	- 8.3%	131	158	+ 20.6%
Closed Sales	9	11	+ 22.2%	132	156	+ 18.2%
Days on Market Until Sale	59	21	- 64.4%	32	34	+ 6.3%
Median Sales Price*	\$2,335,000	\$1,875,000	- 19.7%	\$2,117,500	\$2,000,000	- 5.5%
Average Sales Price*	\$2,887,778	\$2,333,983	- 19.2%	\$2,308,190	\$2,187,780	- 5.2%
Percent of Original List Price Received*	97.5%	97.8%	+ 0.3%	97.5%	96.9%	- 0.6%
Percent of List Price Received*	97.2%	99.4%	+ 2.3%	98.6%	99.1%	+ 0.5%
Inventory of Homes for Sale	39	25	- 35.9%	--	--	--
Months Supply of Inventory	3.6	1.9	- 47.2%	--	--	--

* 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.

Attached Single-Family	February			Rolling 12 Months		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
Key Metrics						
New Listings	14	29	+ 107.1%	234	352	+ 50.4%
Pending Sales	8	19	+ 137.5%	159	196	+ 23.3%
Closed Sales	12	18	+ 50.0%	168	185	+ 10.1%
Days on Market Until Sale	34	44	+ 29.4%	25	26	+ 4.0%
Median Sales Price*	\$1,182,500	\$1,066,250	- 9.8%	\$990,000	\$1,032,500	+ 4.3%
Average Sales Price*	\$1,325,542	\$1,249,007	- 5.8%	\$1,108,711	\$1,162,993	+ 4.9%
Percent of Original List Price Received*	95.5%	96.8%	+ 1.4%	98.8%	97.0%	- 1.8%
Percent of List Price Received*	96.2%	98.3%	+ 2.2%	99.5%	98.3%	- 1.2%
Inventory of Homes for Sale	35	45	+ 28.6%	--	--	--
Months Supply of Inventory	2.6	2.8	+ 7.7%	--	--	--

* 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 – Detached Single-Family
Rolling 12-Month Calculation



Median Sales Price – Attached Single-Family
Rolling 12-Month Calculation

