Local Market Update for September 2025

Provided by the North San Diego County REALTORS®.



92109 - Pacific Beach

Metro San Diego County

Detached Single-Family	September			Rolling 12 Months			
Key Metrics	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change	
New Listings	19	29	+ 52.6%	258	258	0.0%	
Pending Sales	9	17	+ 88.9%	147	157	+ 6.8%	
Closed Sales	8	13	+ 62.5%	145	152	+ 4.8%	
Days on Market Until Sale	25	30	+ 20.0%	35	35	0.0%	
Median Sales Price*	\$1,722,500	\$1,975,000	+ 14.7%	\$2,075,000	\$2,000,000	- 3.6%	
Average Sales Price*	\$1,702,750	\$1,958,532	+ 15.0%	\$2,261,744	\$2,178,551	- 3.7%	
Percent of Original List Price Received*	98.5%	97.7%	- 0.8%	97.0%	97.1%	+ 0.1%	
Percent of List Price Received*	100.6%	98.7%	- 1.9%	98.7%	98.9%	+ 0.2%	
Inventory of Homes for Sale	46	46	0.0%				
Months Supply of Inventory	3.8	3.5	- 7.9%				

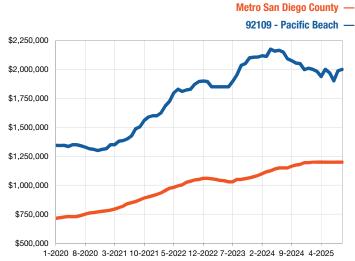
^{*} Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached Single-Family	September			Rolling 12 Months			
Key Metrics	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change	
New Listings	30	21	- 30.0%	285	355	+ 24.6%	
Pending Sales	18	17	- 5.6%	170	183	+ 7.6%	
Closed Sales	18	8	- 55.6%	158	183	+ 15.8%	
Days on Market Until Sale	23	46	+ 100.0%	26	34	+ 30.8%	
Median Sales Price*	\$940,300	\$786,000	- 16.4%	\$1,041,250	\$990,000	- 4.9%	
Average Sales Price*	\$1,478,478	\$815,125	- 44.9%	\$1,194,973	\$1,100,554	- 7.9%	
Percent of Original List Price Received*	97.9%	93.5%	- 4.5%	97.4%	96.5%	- 0.9%	
Percent of List Price Received*	98.7%	97.5%	- 1.2%	98.5%	98.2%	- 0.3%	
Inventory of Homes for Sale	68	44	- 35.3%				
Months Supply of Inventory	4.8	2.9	- 39.6%				

^{*} 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

