

Local Market Update for March 2024

Provided by the North San Diego County REALTORS®.

92109 - Pacific Beach

Metro San Diego County

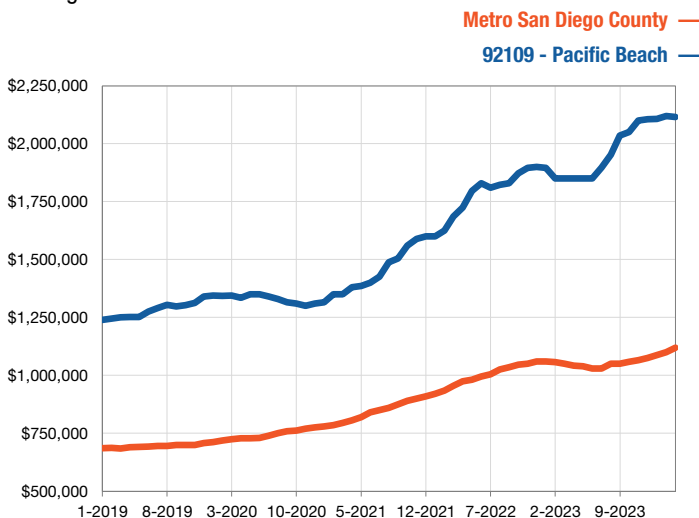
Detached Single-Family	March			Rolling 12 Months		
Key Metrics	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	16	20	+ 25.0%	244	218	- 10.7%
Pending Sales	9	17	+ 88.9%	151	140	- 7.3%
Closed Sales	14	12	- 14.3%	162	129	- 20.4%
Days on Market Until Sale	33	25	- 24.2%	25	31	+ 24.0%
Median Sales Price*	\$2,112,500	\$1,990,000	- 5.8%	\$1,850,000	\$2,115,000	+ 14.3%
Average Sales Price*	\$2,257,714	\$2,326,319	+ 3.0%	\$1,932,622	\$2,319,100	+ 20.0%
Percent of Original List Price Received*	98.8%	102.1%	+ 3.3%	99.0%	97.8%	- 1.2%
Percent of List Price Received*	100.4%	102.3%	+ 1.9%	99.8%	98.8%	- 1.0%
Inventory of Homes for Sale	35	28	- 20.0%	--	--	--
Months Supply of Inventory	2.8	2.4	- 14.3%	--	--	--

* 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.

Attached Single-Family	March			Rolling 12 Months		
Key Metrics	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	19	18	- 5.3%	275	233	- 15.3%
Pending Sales	18	11	- 38.9%	198	153	- 22.7%
Closed Sales	19	6	- 68.4%	201	155	- 22.9%
Days on Market Until Sale	28	28	0.0%	20	25	+ 25.0%
Median Sales Price*	\$770,000	\$1,085,000	+ 40.9%	\$853,000	\$1,056,000	+ 23.8%
Average Sales Price*	\$940,000	\$1,153,500	+ 22.7%	\$979,525	\$1,131,126	+ 15.5%
Percent of Original List Price Received*	99.9%	99.3%	- 0.6%	100.7%	98.7%	- 2.0%
Percent of List Price Received*	100.7%	99.3%	- 1.4%	101.0%	99.3%	- 1.7%
Inventory of Homes for Sale	27	27	0.0%	--	--	--
Months Supply of Inventory	1.6	2.1	+ 31.3%	--	--	--

* 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.

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



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

