

Local Market Update for October 2024

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92109 - Pacific Beach

Metro San Diego County

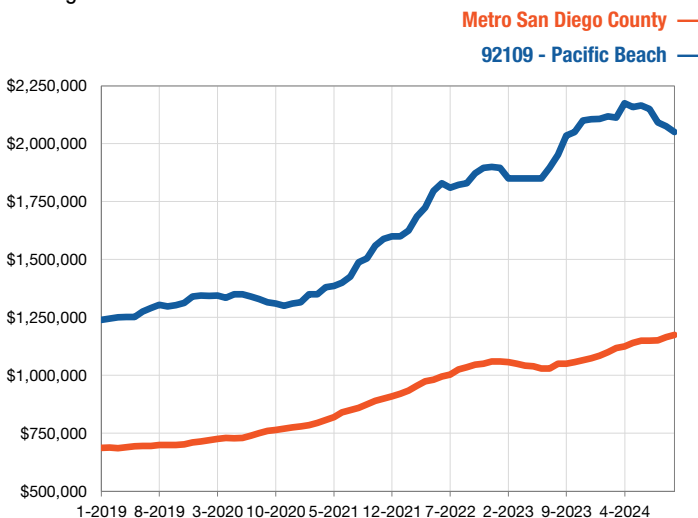
Detached Single-Family	October			Rolling 12 Months		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
Key Metrics						
New Listings	24	20	- 16.7%	209	257	+ 23.0%
Pending Sales	10	14	+ 40.0%	124	152	+ 22.6%
Closed Sales	11	13	+ 18.2%	126	147	+ 16.7%
Days on Market Until Sale	41	42	+ 2.4%	31	35	+ 12.9%
Median Sales Price*	\$2,185,000	\$2,060,000	- 5.7%	\$2,050,000	\$2,050,000	0.0%
Average Sales Price*	\$2,325,419	\$2,089,777	- 10.1%	\$2,194,791	\$2,241,771	+ 2.1%
Percent of Original List Price Received*	95.5%	95.5%	0.0%	97.5%	97.0%	- 0.5%
Percent of List Price Received*	96.1%	99.6%	+ 3.6%	98.5%	98.9%	+ 0.4%
Inventory of Homes for Sale	40	40	0.0%	--	--	--
Months Supply of Inventory	3.9	3.2	- 17.9%	--	--	--

* 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	October			Rolling 12 Months		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
Key Metrics						
New Listings	18	29	+ 61.1%	230	294	+ 27.8%
Pending Sales	12	8	- 33.3%	166	166	0.0%
Closed Sales	11	18	+ 63.6%	165	165	0.0%
Days on Market Until Sale	26	26	0.0%	23	26	+ 13.0%
Median Sales Price*	\$1,450,000	\$1,100,000	- 24.1%	\$961,000	\$1,041,250	+ 8.4%
Average Sales Price*	\$1,353,150	\$1,198,603	- 11.4%	\$1,058,204	\$1,184,740	+ 12.0%
Percent of Original List Price Received*	97.2%	93.3%	- 4.0%	99.1%	97.0%	- 2.1%
Percent of List Price Received*	98.0%	94.8%	- 3.3%	99.7%	98.1%	- 1.6%
Inventory of Homes for Sale	38	55	+ 44.7%	--	--	--
Months Supply of Inventory	2.7	4.0	+ 48.1%	--	--	--

* 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

