

Local Market Update for June 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92109 - Pacific Beach

Metro San Diego County

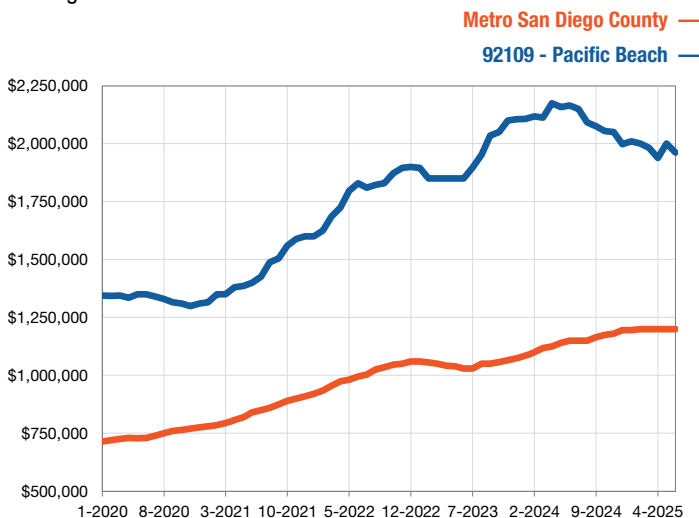
Detached Single-Family	June			Rolling 12 Months		
	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	23	15	- 34.8%	235	251	+ 6.8%
Pending Sales	10	7	- 30.0%	142	148	+ 4.2%
Closed Sales	10	13	+ 30.0%	147	149	+ 1.4%
Days on Market Until Sale	34	29	- 14.7%	34	34	0.0%
Median Sales Price*	\$2,195,000	\$1,750,000	- 20.3%	\$2,165,000	\$1,962,000	- 9.4%
Average Sales Price*	\$2,313,350	\$1,815,027	- 21.5%	\$2,342,358	\$2,149,975	- 8.2%
Percent of Original List Price Received*	98.7%	98.7%	0.0%	97.5%	97.3%	- 0.2%
Percent of List Price Received*	101.0%	99.9%	- 1.1%	98.8%	99.1%	+ 0.3%
Inventory of Homes for Sale	46	42	- 8.7%	--	--	--
Months Supply of Inventory	3.9	3.4	- 12.8%	--	--	--

* 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 Single-Family	June			Rolling 12 Months		
	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	36	38	+ 5.6%	253	377	+ 49.0%
Pending Sales	14	15	+ 7.1%	155	201	+ 29.7%
Closed Sales	17	19	+ 11.8%	158	192	+ 21.5%
Days on Market Until Sale	27	34	+ 25.9%	26	28	+ 7.7%
Median Sales Price*	\$1,055,000	\$1,045,000	- 0.9%	\$1,100,000	\$1,003,000	- 8.8%
Average Sales Price*	\$1,059,818	\$1,059,316	- 0.0%	\$1,172,218	\$1,138,552	- 2.9%
Percent of Original List Price Received*	97.5%	94.4%	- 3.2%	98.1%	96.7%	- 1.4%
Percent of List Price Received*	98.4%	97.9%	- 0.5%	98.7%	98.3%	- 0.4%
Inventory of Homes for Sale	61	60	- 1.6%	--	--	--
Months Supply of Inventory	4.7	3.6	- 23.4%	--	--	--

* 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

