

# Local Market Update for August 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

## 92109 - Pacific Beach

Metro San Diego County

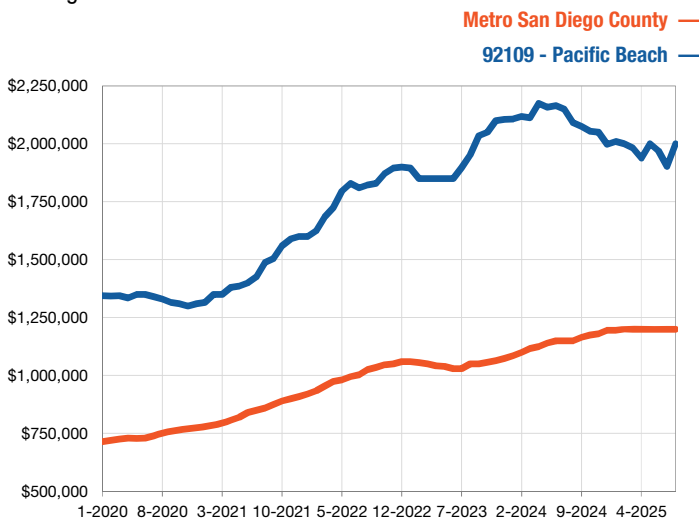
Detached Single-Family	August			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	20	19	- 5.0%	255	249	- 2.4%
Pending Sales	17	15	- 11.8%	148	150	+ 1.4%
Closed Sales	15	13	- 13.3%	147	148	+ 0.7%
Days on Market Until Sale	24	37	+ 54.2%	37	35	- 5.4%
Median Sales Price*	\$1,800,000	\$2,050,000	+ 13.9%	\$2,092,000	\$2,000,000	- 4.4%
Average Sales Price*	\$2,113,033	\$2,285,308	+ 8.2%	\$2,284,160	\$2,187,361	- 4.2%
Percent of Original List Price Received*	95.3%	93.4%	- 2.0%	96.6%	97.2%	+ 0.6%
Percent of List Price Received*	98.9%	96.0%	- 2.9%	98.3%	99.0%	+ 0.7%
Inventory of Homes for Sale	44	46	+ 4.5%	--	--	--
Months Supply of Inventory	3.6	3.7	+ 2.8%	--	--	--

\* 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	August			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	38	23	- 39.5%	273	365	+ 33.7%
Pending Sales	17	11	- 35.3%	164	184	+ 12.2%
Closed Sales	12	18	+ 50.0%	155	192	+ 23.9%
Days on Market Until Sale	26	23	- 11.5%	25	33	+ 32.0%
Median Sales Price*	\$1,025,250	\$736,500	- 28.2%	\$1,075,000	\$995,000	- 7.4%
Average Sales Price*	\$984,792	\$995,353	+ 1.1%	\$1,155,460	\$1,152,150	- 0.3%
Percent of Original List Price Received*	95.8%	97.8%	+ 2.1%	97.4%	96.7%	- 0.7%
Percent of List Price Received*	98.7%	98.7%	0.0%	98.5%	98.2%	- 0.3%
Inventory of Homes for Sale	68	54	- 20.6%	--	--	--
Months Supply of Inventory	5.0	3.5	- 30.0%	--	--	--

\* 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

