

# Local Market Update for November 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

## 92109 - Pacific Beach

Metro San Diego County

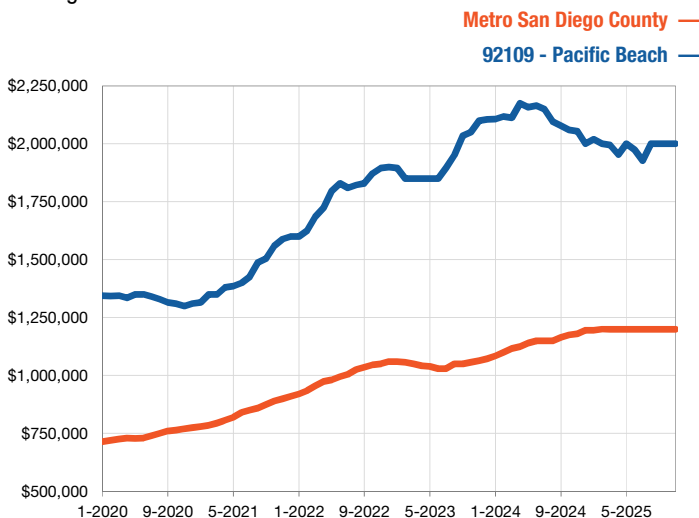
Detached Single-Family	November			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	12	23	+ 91.7%	247	275	+ 11.3%
Pending Sales	15	12	- 20.0%	153	152	- 0.7%
Closed Sales	11	11	0.0%	150	152	+ 1.3%
Days on Market Until Sale	35	29	- 17.1%	34	34	0.0%
Median Sales Price*	\$1,787,500	\$1,800,000	+ 0.7%	\$2,055,000	\$2,000,000	- 2.7%
Average Sales Price*	\$1,858,751	\$1,784,091	- 4.0%	\$2,265,411	\$2,243,794	- 1.0%
Percent of Original List Price Received*	93.9%	93.4%	- 0.5%	96.9%	97.0%	+ 0.1%
Percent of List Price Received*	97.1%	96.7%	- 0.4%	98.9%	98.7%	- 0.2%
Inventory of Homes for Sale	40	55	+ 37.5%	--	--	--
Months Supply of Inventory	3.1	4.3	+ 38.7%	--	--	--

\* 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	November			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	26	12	- 53.8%	308	340	+ 10.4%
Pending Sales	14	16	+ 14.3%	171	191	+ 11.7%
Closed Sales	8	11	+ 37.5%	167	184	+ 10.2%
Days on Market Until Sale	27	31	+ 14.8%	25	37	+ 48.0%
Median Sales Price*	\$880,000	\$989,000	+ 12.4%	\$1,027,500	\$987,000	- 3.9%
Average Sales Price*	\$1,241,526	\$1,083,869	- 12.7%	\$1,174,076	\$1,098,279	- 6.5%
Percent of Original List Price Received*	93.7%	98.7%	+ 5.3%	96.9%	96.8%	- 0.1%
Percent of List Price Received*	96.7%	100.6%	+ 4.0%	98.1%	98.7%	+ 0.6%
Inventory of Homes for Sale	74	34	- 54.1%	--	--	--
Months Supply of Inventory	5.2	2.1	- 59.6%	--	--	--

\* 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

