

Local Market Update for May 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92109 - Pacific Beach

Metro San Diego County

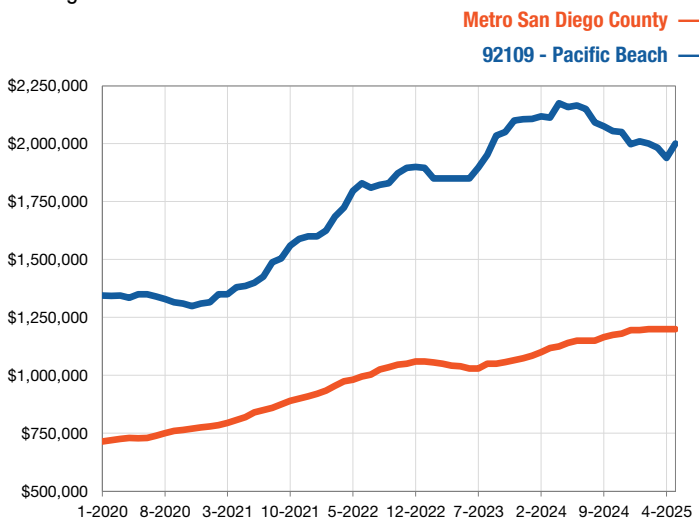
Detached Single-Family	May			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	25	26	+ 4.0%	234	254	+ 8.5%
Pending Sales	15	13	- 13.3%	143	151	+ 5.6%
Closed Sales	25	14	- 44.0%	146	146	0.0%
Days on Market Until Sale	27	14	- 48.1%	33	34	+ 3.0%
Median Sales Price*	\$1,885,000	\$2,327,500	+ 23.5%	\$2,157,500	\$2,000,000	- 7.3%
Average Sales Price*	\$2,174,500	\$2,528,714	+ 16.3%	\$2,355,107	\$2,191,272	- 7.0%
Percent of Original List Price Received*	98.9%	100.1%	+ 1.2%	97.2%	97.2%	0.0%
Percent of List Price Received*	100.5%	99.9%	- 0.6%	98.5%	99.2%	+ 0.7%
Inventory of Homes for Sale	43	46	+ 7.0%	--	--	--
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	May			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	24	18	- 25.0%	248	375	+ 51.2%
Pending Sales	12	20	+ 66.7%	156	199	+ 27.6%
Closed Sales	15	17	+ 13.3%	155	190	+ 22.6%
Days on Market Until Sale	19	25	+ 31.6%	25	27	+ 8.0%
Median Sales Price*	\$1,035,000	\$800,000	- 22.7%	\$1,100,000	\$1,005,000	- 8.6%
Average Sales Price*	\$1,135,493	\$1,075,294	- 5.3%	\$1,165,587	\$1,139,620	- 2.2%
Percent of Original List Price Received*	97.9%	97.6%	- 0.3%	98.5%	97.0%	- 1.5%
Percent of List Price Received*	98.6%	99.0%	+ 0.4%	99.0%	98.4%	- 0.6%
Inventory of Homes for Sale	43	57	+ 32.6%	--	--	--
Months Supply of Inventory	3.3	3.4	+ 3.0%	--	--	--

* 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

