

# Local Market Update for December 2025

A Research Tool Provided by the Greater San Diego Association of REALTORS®

92109

Pacific Beach, Mission Beach

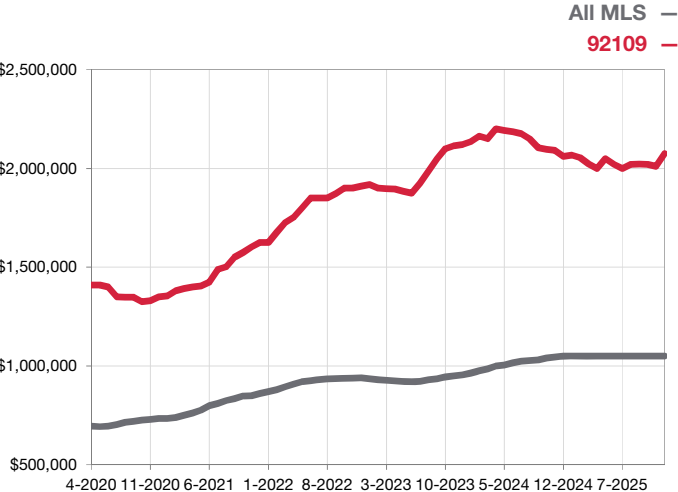
Detached	December			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	2	2	0.0%	215	222	+ 3.3%
Pending Sales	10	13	+ 30.0%	146	143	- 2.1%
Closed Sales	16	14	- 12.5%	149	141	- 5.4%
Median Sales Price*	\$1,791,000	\$2,237,500	+ 24.9%	\$2,060,000	\$2,075,000	+ 0.7%
Percent of Original List Price Received*	94.8%	93.5%	- 1.4%	96.5%	96.9%	+ 0.4%
Days on Market Until Sale	44	38	- 13.6%	36	39	+ 8.3%
Inventory of Homes for Sale	22	23	+ 4.5%	--	--	--
Months Supply of Inventory	1.8	1.9	+ 5.6%	--	--	--

\* 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.

Attached	December			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	18	3	- 83.3%	301	309	+ 2.7%
Pending Sales	16	15	- 6.3%	182	188	+ 3.3%
Closed Sales	19	17	- 10.5%	180	181	+ 0.6%
Median Sales Price*	\$1,055,000	\$926,250	- 12.2%	\$1,032,500	\$975,000	- 5.6%
Percent of Original List Price Received*	96.6%	96.1%	- 0.5%	96.8%	96.8%	0.0%
Days on Market Until Sale	34	31	- 8.8%	29	39	+ 34.5%
Inventory of Homes for Sale	51	20	- 60.8%	--	--	--
Months Supply of Inventory	3.4	1.3	- 61.8%	--	--	--

\* 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.

Median Sales Price – Single Family  
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo  
Rolling 12-Month Calculation

