

Local Market Update for February 2023

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

92109

Pacific Beach, Mission Beach

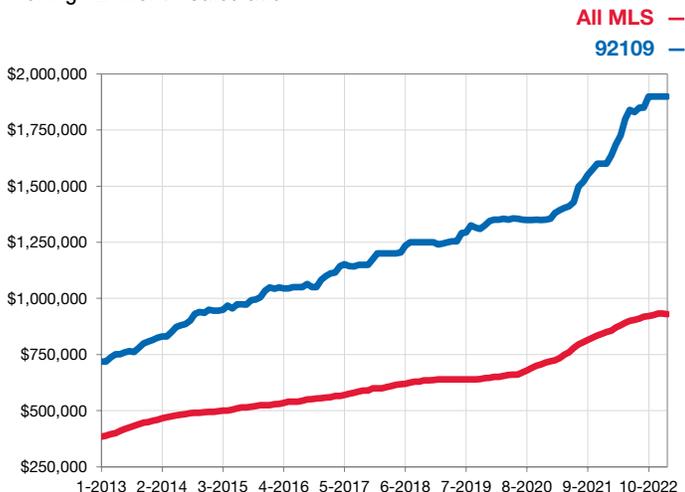
Single Family	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
Key Metrics						
New Listings	22	16	- 27.3%	33	28	- 15.2%
Pending Sales	13	13	0.0%	24	21	- 12.5%
Closed Sales	11	5	- 54.5%	23	11	- 52.2%
Median Sales Price*	\$2,070,000	\$1,850,000	- 10.6%	\$1,923,750	\$1,806,800	- 6.1%
Percent of Original List Price Received*	99.5%	99.6%	+ 0.1%	100.4%	94.6%	- 5.8%
Days on Market Until Sale	35	24	- 31.4%	26	54	+ 107.7%
Inventory of Homes for Sale	23	21	- 8.7%	--	--	--
Months Supply of Inventory	1.3	1.5	+ 15.4%	--	--	--

* 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.

Townhouse-Condo	February			Year to Date		
	2022	2023	Percent Change	Thru 2-2022	Thru 2-2023	Percent Change
Key Metrics						
New Listings	34	17	- 50.0%	68	34	- 50.0%
Pending Sales	27	15	- 44.4%	47	21	- 55.3%
Closed Sales	24	8	- 66.7%	46	17	- 63.0%
Median Sales Price*	\$907,500	\$812,500	- 10.5%	\$902,500	\$749,000	- 17.0%
Percent of Original List Price Received*	103.6%	96.0%	- 7.3%	104.7%	96.8%	- 7.5%
Days on Market Until Sale	29	36	+ 24.1%	27	32	+ 18.5%
Inventory of Homes for Sale	29	19	- 34.5%	--	--	--
Months Supply of Inventory	0.9	1.1	+ 22.2%	--	--	--

* 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

