

Local Market Update for February 2021

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

92109

Pacific Beach, Mission Beach

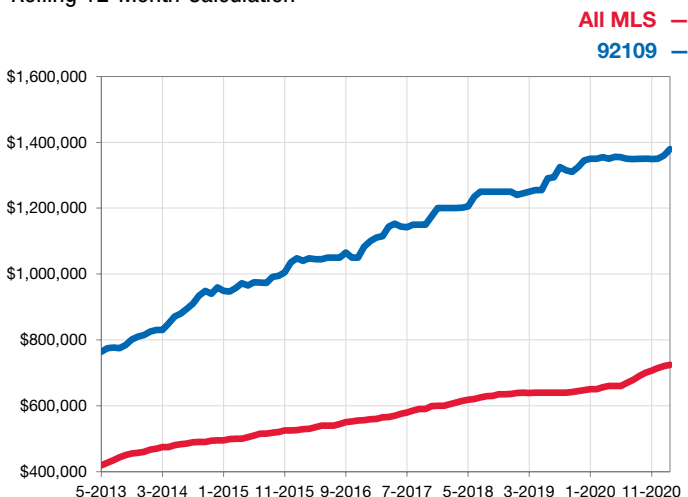
Single Family	February			Year to Date		
	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
Key Metrics						
New Listings	31	18	- 41.9%	65	46	- 29.2%
Pending Sales	15	25	+ 66.7%	27	47	+ 74.1%
Closed Sales	14	18	+ 28.6%	22	26	+ 18.2%
Median Sales Price*	\$1,240,000	\$1,470,000	+ 18.5%	\$1,332,500	\$1,600,000	+ 20.1%
Percent of Original List Price Received*	94.9%	102.0%	+ 7.5%	96.2%	100.7%	+ 4.7%
Days on Market Until Sale	49	51	+ 4.1%	52	43	- 17.3%
Inventory of Homes for Sale	65	23	- 64.6%	--	--	--
Months Supply of Inventory	3.8	1.1	- 71.1%	--	--	--

* 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		
	2020	2021	Percent Change	Thru 2-2020	Thru 2-2021	Percent Change
Key Metrics						
New Listings	32	29	- 9.4%	70	69	- 1.4%
Pending Sales	28	26	- 7.1%	55	60	+ 9.1%
Closed Sales	30	29	- 3.3%	43	53	+ 23.3%
Median Sales Price*	\$592,500	\$740,000	+ 24.9%	\$575,000	\$740,000	+ 28.7%
Percent of Original List Price Received*	96.9%	100.2%	+ 3.4%	97.3%	98.3%	+ 1.0%
Days on Market Until Sale	33	21	- 36.4%	34	32	- 5.9%
Inventory of Homes for Sale	43	34	- 20.9%	--	--	--
Months Supply of Inventory	1.7	1.1	- 35.3%	--	--	--

* 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

