

CMA Summary Report

2-4 UNITS Summary Statistics

High	Low	Average	Median
LP:\$2,395,000	\$1,795,000	\$2,045,250	\$2,012,000
SP:\$2,500,000	\$1,850,000	\$2,024,250	\$1,975,000

2-4 UNITS - Sold

Number of Properties: 8

Num	MLS #	Address	ZipArea	Units #	#Bldg	GrRntMAc	GrSchIncAc	COEDate	LotSF	Apx	UntSF	DOM	LP	LP/UntSF	SP	SP/UntSF
1	240021214	811 - 813 Law Street	PACIFIC BEACH (92109)	2	2	23.90	87,396	10/25/2024	6,250			5	\$2,095,000		\$2,500,000	
2	NDP2402486	910 Diamond Street	PACIFIC BEACH (92109)	3	2		64,500	10/21/2024	6,255			136	\$2,395,000		\$2,100,000	
3	240022041	1345-47 Hornblend St	PACIFIC BEACH (92109)	2	3	0.00	0	10/7/2024	6,223			7	\$1,799,000		\$1,925,000	
4	240004757	845-847 Sapphire	PACIFIC BEACH (92109)	2	2	0.00	18,000	5/17/2024				38	\$2,300,000		\$1,950,000	
5	240003154	1460-64 Grand Avenue	PACIFIC BEACH (92109)	3	2	15.47	116,040	4/11/2024	6,225			10	\$1,795,000		\$1,850,000	
6	230023195	1510-16 Diamond St.	PACIFIC BEACH (92109)	4	2	0.00	6,690	1/10/2024				11	\$1,849,000		\$2,000,000	
7	230022477	1056-62 BERYL STREET	PACIFIC BEACH (92109)	4	2	0.00	63,240	1/9/2024	6,275			22	\$1,929,000		\$1,869,000	
8	230022989	1721-23 Reed Ave	PACIFIC BEACH (92109)	2	2	24.30	90,600	1/8/2024	6,625			14	\$2,200,000		\$2,000,000	
Avg				2	2	9.10	55808		6308			30	\$2,045,250		\$2,024,250	
Min				2	2	0.00	0		6223			5	\$1,795,000		\$1,850,000	
Max				4	3	24.30	116040		6625			136	\$2,395,000		\$2,500,000	
Med				2	2	0.00	63870		6252			12	\$2,012,000		\$1,975,000	

Information Provided Courtesy Of: **Desiree M Kates**

DRE Lic#: CA1377429

858-967-8858

Keller Williams Realty - Office: 858-668-2804

©SDMLS. Based on information from the Greater San Diego Association of

Search Criteria

Area (Minor)=92109 AND
 Class=RI AND Close of
 Escrow
 Date=01/01/2024-06/06/20
 79 AND Price<3000000 AND

10/29/2024