

Local Market Update for January 2026

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

92109

Pacific Beach, Mission Beach

Detached		January			Year to Date		
Key Metrics		2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings		16	22	+ 37.5%	16	22	+ 37.5%
Pending Sales		10	12	+ 20.0%	10	12	+ 20.0%
Closed Sales		9	8	- 11.1%	9	8	- 11.1%
Median Sales Price*		\$2,287,500	\$2,387,500	+ 4.4%	\$2,287,500	\$2,387,500	+ 4.4%
Percent of Original List Price Received*		97.0%	94.4%	- 2.7%	97.0%	94.4%	- 2.7%
Days on Market Until Sale		60	57	- 5.0%	60	57	- 5.0%
Inventory of Homes for Sale		23	38	+ 65.2%	--	--	--
Months Supply of Inventory		1.9	3.1	+ 63.2%	--	--	--

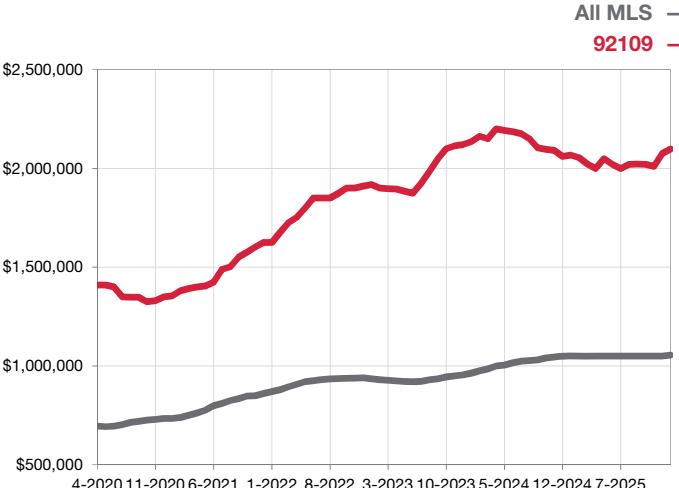
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		January			Year to Date		
Key Metrics		2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings		44	38	- 13.6%	44	38	- 13.6%
Pending Sales		18	14	- 22.2%	18	14	- 22.2%
Closed Sales		13	13	0.0%	13	13	0.0%
Median Sales Price*		\$1,117,500	\$950,000	- 15.0%	\$1,117,500	\$950,000	- 15.0%
Percent of Original List Price Received*		96.6%	93.1%	- 3.6%	96.6%	93.1%	- 3.6%
Days on Market Until Sale		45	50	+ 11.1%	45	50	+ 11.1%
Inventory of Homes for Sale		57	42	- 26.3%	--	--	--
Months Supply of Inventory		3.7	2.8	- 24.3%	--	--	--

* 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

