

# Local Market Update for December 2025

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

## 91932

Imperial Beach

### Detached

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	0	0	--	178	144	- 19.1%
Pending Sales	9	3	- 66.7%	104	93	- 10.6%
Closed Sales	13	8	- 38.5%	103	94	- 8.7%
Median Sales Price*	\$775,000	<b>\$765,000</b>	- 1.3%	\$895,000	<b>\$850,000</b>	- 5.0%
Percent of Original List Price Received*	97.6%	<b>94.2%</b>	- 3.5%	96.8%	<b>96.2%</b>	- 0.6%
Days on Market Until Sale	44	<b>90</b>	+ 104.5%	36	<b>52</b>	+ 44.4%
Inventory of Homes for Sale	23	<b>8</b>	- 65.2%	--	--	--
Months Supply of Inventory	2.7	<b>1.0</b>	- 63.0%	--	--	--

\* 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.

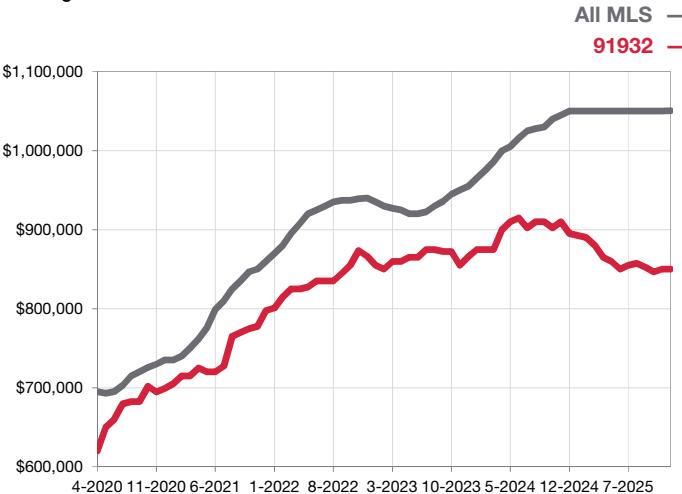
### Attached

Key Metrics	December			Year to Date		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	4	<b>1</b>	- 75.0%	137	<b>122</b>	- 10.9%
Pending Sales	3	<b>0</b>	- 100.0%	65	<b>53</b>	- 18.5%
Closed Sales	5	<b>1</b>	- 80.0%	66	<b>56</b>	- 15.2%
Median Sales Price*	\$950,000	<b>\$715,000</b>	- 24.7%	\$760,000	<b>\$649,500</b>	- 14.5%
Percent of Original List Price Received*	89.8%	<b>98.6%</b>	+ 9.8%	95.1%	<b>96.5%</b>	+ 1.5%
Days on Market Until Sale	81	<b>62</b>	- 23.5%	52	<b>48</b>	- 7.7%
Inventory of Homes for Sale	20	<b>14</b>	- 30.0%	--	--	--
Months Supply of Inventory	3.7	<b>2.9</b>	- 21.6%	--	--	--

\* 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.

### Median Sales Price – Single Family

Rolling 12-Month Calculation



### Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

