

Local Market Update for January 2026

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

91932

Imperial Beach

Detached		January			Year to Date		
Key Metrics		2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings		17	10	- 41.2%	17	10	- 41.2%
Pending Sales		4	4	0.0%	4	4	0.0%
Closed Sales		4	1	- 75.0%	4	1	- 75.0%
Median Sales Price*		\$773,500	\$1,020,000	+ 31.9%	\$773,500	\$1,020,000	+ 31.9%
Percent of Original List Price Received*		91.4%	92.8%	+ 1.5%	91.4%	92.8%	+ 1.5%
Days on Market Until Sale		44	104	+ 136.4%	44	104	+ 136.4%
Inventory of Homes for Sale		24	20	- 16.7%	--	--	--
Months Supply of Inventory		2.9	2.6	- 10.3%	--	--	--

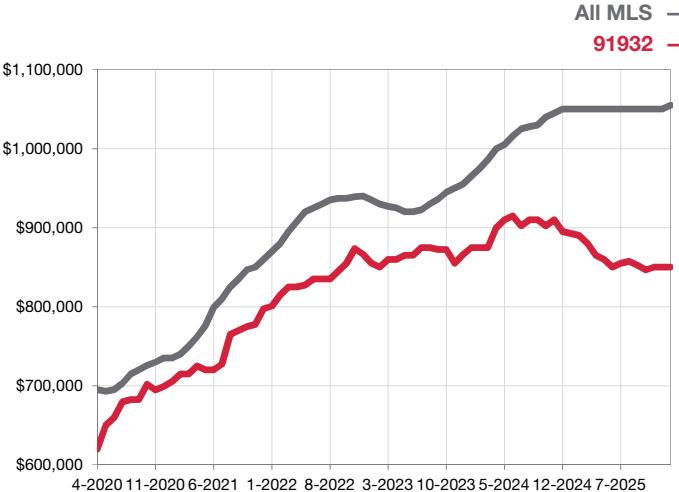
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		January			Year to Date		
Key Metrics		2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings		17	8	- 52.9%	17	8	- 52.9%
Pending Sales		8	2	- 75.0%	8	2	- 75.0%
Closed Sales		4	1	- 75.0%	4	1	- 75.0%
Median Sales Price*		\$643,500	\$389,000	- 39.5%	\$643,500	\$389,000	- 39.5%
Percent of Original List Price Received*		88.3%	97.5%	+ 10.4%	88.3%	97.5%	+ 10.4%
Days on Market Until Sale		43	50	+ 16.3%	43	50	+ 16.3%
Inventory of Homes for Sale		25	25	0.0%	--	--	--
Months Supply of Inventory		4.8	5.9	+ 22.9%	--	--	--

* 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

