

Local Market Update for February 2024

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

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Imperial Beach

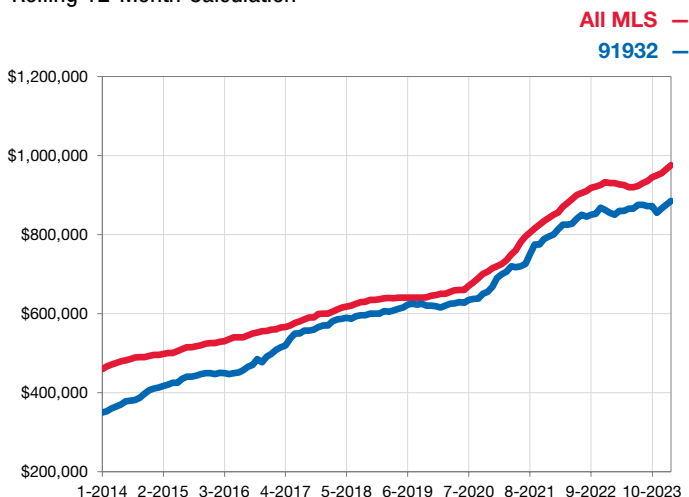
Single Family	February			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	9	11	+ 22.2%	22	25	+ 13.6%
Pending Sales	4	8	+ 100.0%	12	15	+ 25.0%
Closed Sales	5	6	+ 20.0%	11	9	- 18.2%
Median Sales Price*	\$850,000	\$1,062,500	+ 25.0%	\$805,000	\$1,050,000	+ 30.4%
Percent of Original List Price Received*	93.3%	102.4%	+ 9.8%	96.3%	100.7%	+ 4.6%
Days on Market Until Sale	48	22	- 54.2%	52	28	- 46.2%
Inventory of Homes for Sale	22	14	- 36.4%	--	--	--
Months Supply of Inventory	3.3	2.2	- 33.3%	--	--	--

* 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.

Townhouse-Condo	February			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	9	8	- 11.1%	21	22	+ 4.8%
Pending Sales	3	3	0.0%	8	13	+ 62.5%
Closed Sales	6	10	+ 66.7%	9	15	+ 66.7%
Median Sales Price*	\$475,000	\$737,000	+ 55.2%	\$520,000	\$799,000	+ 53.7%
Percent of Original List Price Received*	98.2%	95.8%	- 2.4%	98.2%	96.8%	- 1.4%
Days on Market Until Sale	22	40	+ 81.8%	20	42	+ 110.0%
Inventory of Homes for Sale	20	23	+ 15.0%	--	--	--
Months Supply of Inventory	3.5	4.1	+ 17.1%	--	--	--

* 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.

Median Sales Price – Single Family Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo Rolling 12-Month Calculation

