

Local Market Update for March 2025

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

91932

Imperial Beach

Single Family

Key Metrics	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	16	15	- 6.3%	43	48	+ 11.6%
Pending Sales	5	9	+ 80.0%	21	22	+ 4.8%
Closed Sales	8	8	0.0%	18	15	- 16.7%
Median Sales Price*	\$875,000	\$832,500	- 4.9%	\$967,500	\$880,000	- 9.0%
Percent of Original List Price Received*	93.1%	98.3%	+ 5.6%	97.1%	96.0%	- 1.1%
Days on Market Until Sale	40	50	+ 25.0%	32	46	+ 43.8%
Inventory of Homes for Sale	24	28	+ 16.7%	--	--	--
Months Supply of Inventory	4.1	3.2	- 22.0%	--	--	--

* 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.

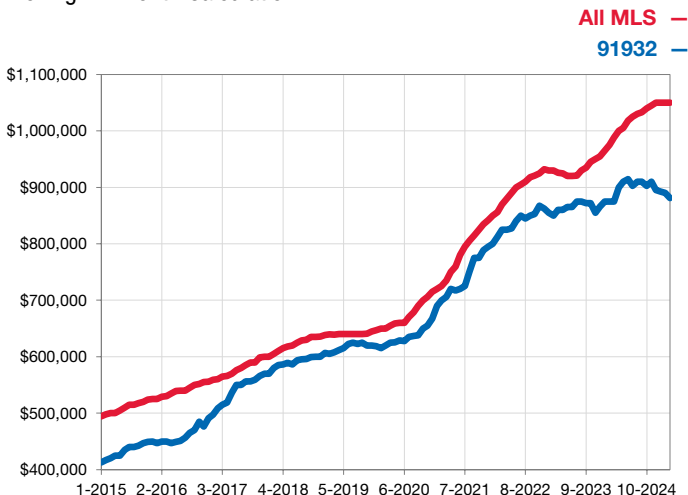
Townhouse-Condo

Key Metrics	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	10	14	+ 40.0%	32	38	+ 18.8%
Pending Sales	6	8	+ 33.3%	20	17	- 15.0%
Closed Sales	1	4	+ 300.0%	16	16	0.0%
Median Sales Price*	\$650,000	\$892,500	+ 37.3%	\$737,000	\$697,500	- 5.4%
Percent of Original List Price Received*	93.0%	99.4%	+ 6.9%	96.5%	94.6%	- 2.0%
Days on Market Until Sale	7	86	+ 1128.6%	39	48	+ 23.1%
Inventory of Homes for Sale	24	27	+ 12.5%	--	--	--
Months Supply of Inventory	4.4	5.2	+ 18.2%	--	--	--

* 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.

Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

