

Local Market Update for April 2026

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

92109

Pacific Beach, Mission Beach

Detached	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	31	26	- 16.1%	92	83	- 9.8%
Pending Sales	17	13	- 23.5%	50	49	- 2.0%
Closed Sales	17	11	- 35.3%	47	44	- 6.4%
Median Sales Price*	\$1,975,000	\$1,812,765	- 8.2%	\$1,938,500	\$2,291,225	+ 18.2%
Percent of Original List Price Received*	99.7%	95.5%	- 4.2%	99.1%	96.0%	- 3.1%
Days on Market Until Sale	21	59	+ 181.0%	41	48	+ 17.1%
Inventory of Homes for Sale	44	36	- 18.2%	—	—	—
Months Supply of Inventory	3.6	3.1	- 13.9%	—	—	—

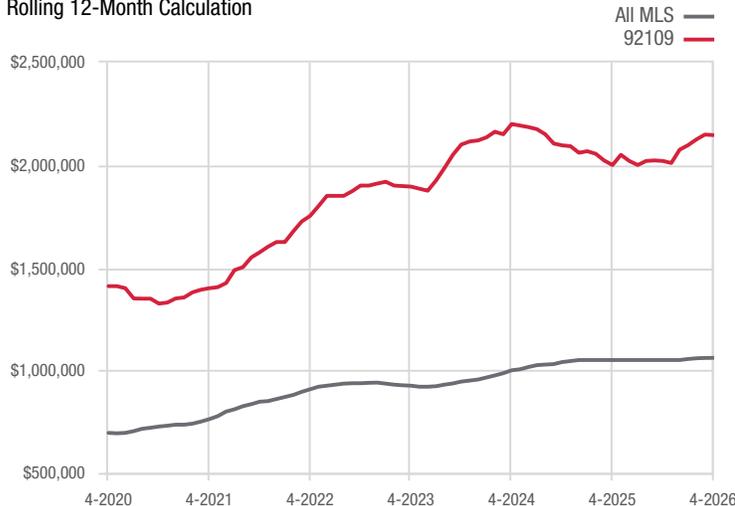
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
Key Metrics						
New Listings	33	40	+ 21.2%	143	148	+ 3.5%
Pending Sales	18	21	+ 16.7%	61	62	+ 1.6%
Closed Sales	13	16	+ 23.1%	52	58	+ 11.5%
Median Sales Price*	\$1,060,000	\$1,135,000	+ 7.1%	\$1,041,250	\$1,003,500	- 3.6%
Percent of Original List Price Received*	97.6%	96.4%	- 1.2%	97.5%	96.3%	- 1.2%
Days on Market Until Sale	31	33	+ 6.5%	37	41	+ 10.8%
Inventory of Homes for Sale	71	74	+ 4.2%	—	—	—
Months Supply of Inventory	4.5	4.6	+ 2.2%	—	—	—

* 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

