Local Market Update for February 2026

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

91932

Imperial Beach

Detached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	16	**15**	- 6.3%	33	**25**	- 24.2%
Pending Sales	9	**5**	- 44.4%	13	**9**	- 30.8%
Closed Sales	3	**2**	- 33.3%	7	**3**	- 57.1%
Median Sales Price*	$993,696	**$755,000**	- 24.0%	$965,000	**$845,000**	- 12.4%
Percent of Original List Price Received*	96.1%	**94.4%**	- 1.8%	93.4%	**93.9%**	+ 0.5%
Days on Market Until Sale	37	**71**	+ 91.9%	41	**82**	+ 100.0%
Inventory of Homes for Sale	24	**27**	+ 12.5%	—	**—**	—
Months Supply of Inventory	2.9	**3.7**	+ 27.6%	—	**—**	—

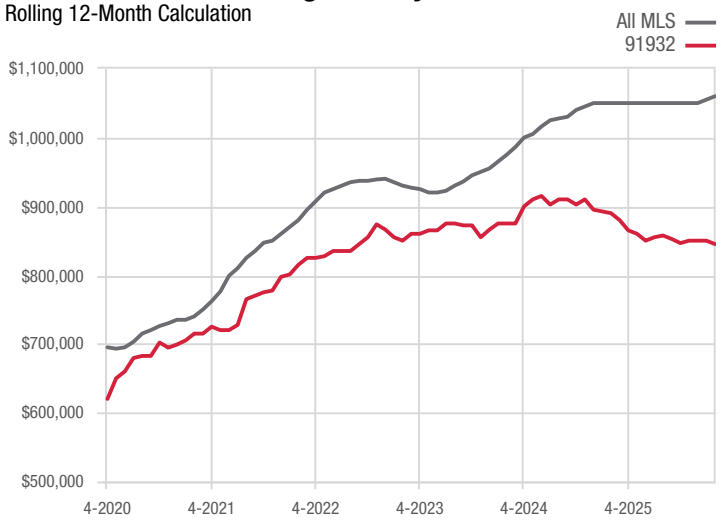
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	7	**11**	+ 57.1%	24	**21**	- 12.5%
Pending Sales	1	**5**	+ 400.0%	9	**7**	- 22.2%
Closed Sales	8	**3**	- 62.5%	12	**4**	- 66.7%
Median Sales Price*	$627,000	**$714,000**	+ 13.9%	$627,000	**$682,000**	+ 8.8%
Percent of Original List Price Received*	95.3%	**93.8%**	- 1.6%	93.0%	**94.7%**	+ 1.8%
Days on Market Until Sale	32	**193**	+ 503.1%	36	**157**	+ 336.1%
Inventory of Homes for Sale	25	**26**	+ 4.0%	—	**—**	—
Months Supply of Inventory	5.0	**5.6**	+ 12.0%	—	**—**	—

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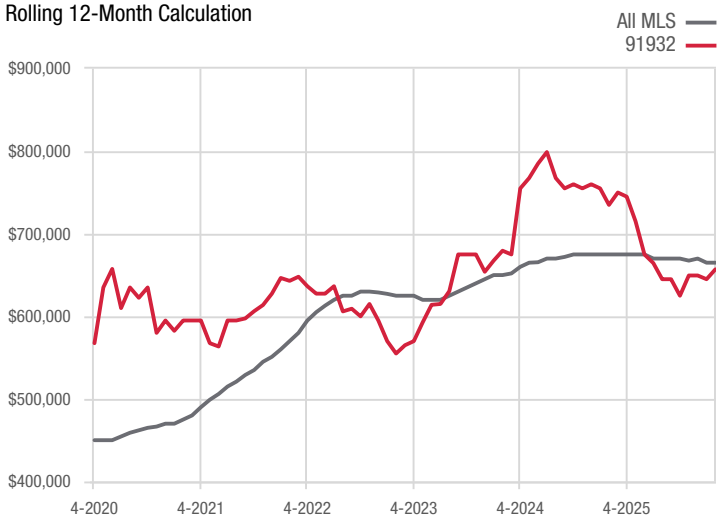
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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Current as of March 5, 2026. All data from the San Diego MLS. Report © 2026 ShowingTime Plus, LLC. Percent changes are calculated using rounded figures.