Local Market Update for February 2026

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

92109

Pacific Beach, Mission Beach

Detached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	18	**15**	- 16.7%	34	**37**	+ 8.8%
Pending Sales	11	**13**	+ 18.2%	21	**25**	+ 19.0%
Closed Sales	12	**8**	- 33.3%	21	**17**	- 19.0%
Median Sales Price*	$1,837,500	**$2,291,225**	+ 24.7%	$2,047,500	**$2,331,000**	+ 13.8%
Percent of Original List Price Received*	102.2%	**96.3%**	- 5.8%	100.1%	**95.3%**	- 4.8%
Days on Market Until Sale	22	**41**	+ 86.4%	38	**47**	+ 23.7%
Inventory of Homes for Sale	27	**30**	+ 11.1%	—	**—**	—
Months Supply of Inventory	2.2	**2.5**	+ 13.6%	—	**—**	—

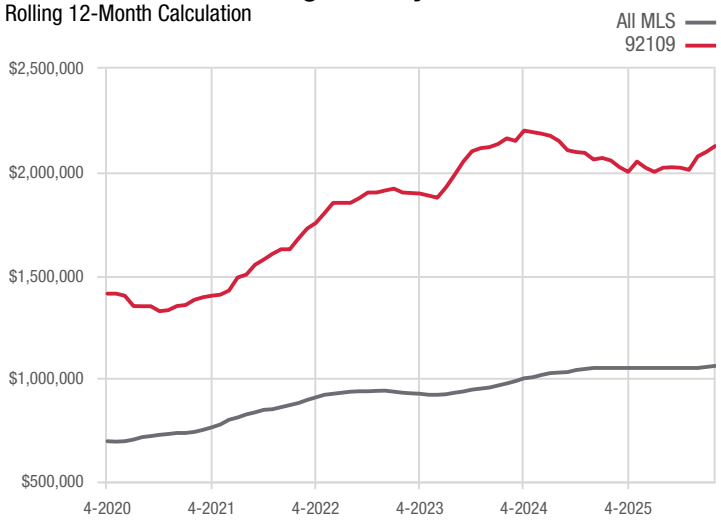
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	29	**24**	- 17.2%	73	**63**	- 13.7%
Pending Sales	15	**12**	- 20.0%	33	**27**	- 18.2%
Closed Sales	19	**10**	- 47.4%	32	**23**	- 28.1%
Median Sales Price*	$967,500	**$771,250**	- 20.3%	$1,042,500	**$895,000**	- 14.1%
Percent of Original List Price Received*	96.8%	**96.0%**	- 0.8%	96.7%	**94.4%**	- 2.4%
Days on Market Until Sale	44	**75**	+ 70.5%	44	**61**	+ 38.6%
Inventory of Homes for Sale	52	**49**	- 5.8%	—	**—**	—
Months Supply of Inventory	3.2	**3.3**	+ 3.1%	—	**—**	—

* 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.

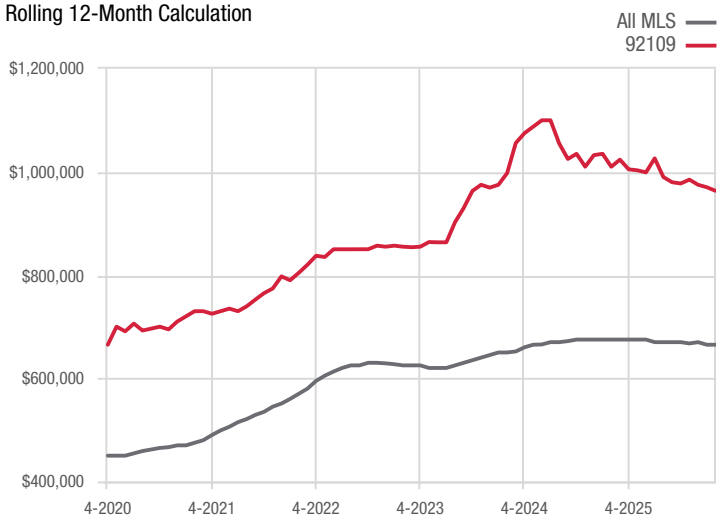
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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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.