Local Market Update for March 2026

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

91932

Imperial Beach

Detached	March			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 3-2025**	**Thru 3-2026**	**% Change**
New Listings	15	**13**	- 13.3%	48	**37**	- 22.9%
Pending Sales	9	**12**	+ 33.3%	22	**21**	- 4.5%
Closed Sales	7	**9**	+ 28.6%	14	**12**	- 14.3%
Median Sales Price*	$785,000	**$789,000**	+ 0.5%	$856,000	**$817,000**	- 4.6%
Percent of Original List Price Received*	98.3%	**101.1%**	+ 2.8%	95.8%	**99.3%**	+ 3.7%
Days on Market Until Sale	36	**55**	+ 52.8%	38	**62**	+ 63.2%
Inventory of Homes for Sale	26	**22**	- 15.4%	—	—	—
Months Supply of Inventory	3.0	**2.9**	- 3.3%	—	—	—

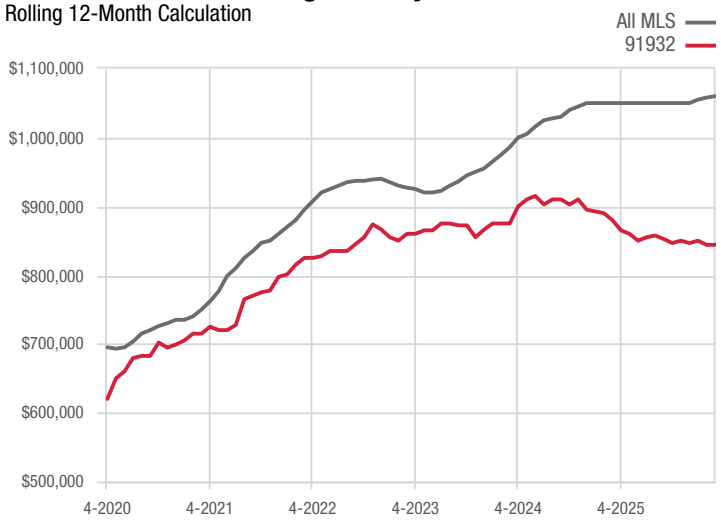
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	March			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 3-2025**	**Thru 3-2026**	**% Change**
New Listings	14	**16**	+ 14.3%	38	**41**	+ 7.9%
Pending Sales	8	**6**	- 25.0%	17	**16**	- 5.9%
Closed Sales	4	**6**	+ 50.0%	16	**12**	- 25.0%
Median Sales Price*	$892,500	**$783,500**	- 12.2%	$697,500	**$732,500**	+ 5.0%
Percent of Original List Price Received*	99.4%	**96.5%**	- 2.9%	94.6%	**95.8%**	+ 1.3%
Days on Market Until Sale	86	**46**	- 46.5%	48	**78**	+ 62.5%
Inventory of Homes for Sale	28	**31**	+ 10.7%	—	—	—
Months Supply of Inventory	5.4	**7.0**	+ 29.6%	—	—	—

* 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.

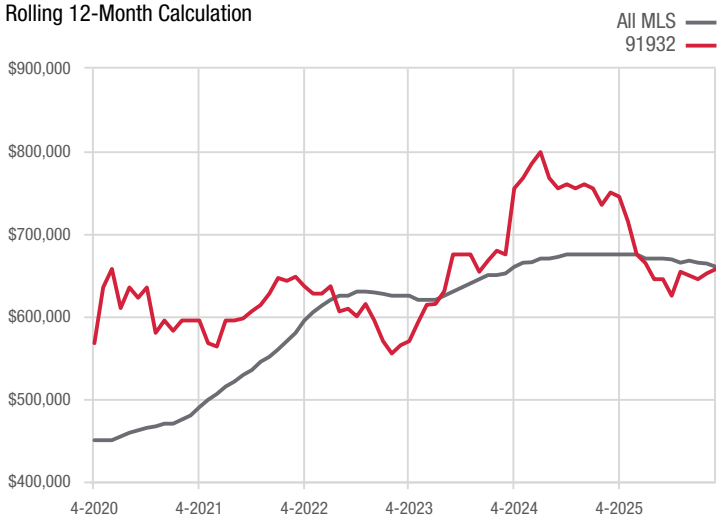
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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