Local Market Update for March 2026

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

92109

Pacific Beach, Mission Beach

Detached	March			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 3-2025**	**Thru 3-2026**	**% Change**
New Listings	27	**19**	- 29.6%	61	**57**	- 6.6%
Pending Sales	12	**12**	0.0%	33	**36**	+ 9.1%
Closed Sales	9	**14**	+ 55.6%	30	**33**	+ 10.0%
Median Sales Price*	$1,675,000	**$2,602,500**	+ 55.4%	$1,902,000	**$2,350,000**	+ 23.6%
Percent of Original List Price Received*	96.1%	**97.1%**	+ 1.0%	98.8%	**96.1%**	- 2.7%
Days on Market Until Sale	87	**45**	- 48.3%	53	**45**	- 15.1%
Inventory of Homes for Sale	36	**31**	- 13.9%	—	**—**	—
Months Supply of Inventory	3.0	**2.6**	- 13.3%	—	**—**	—

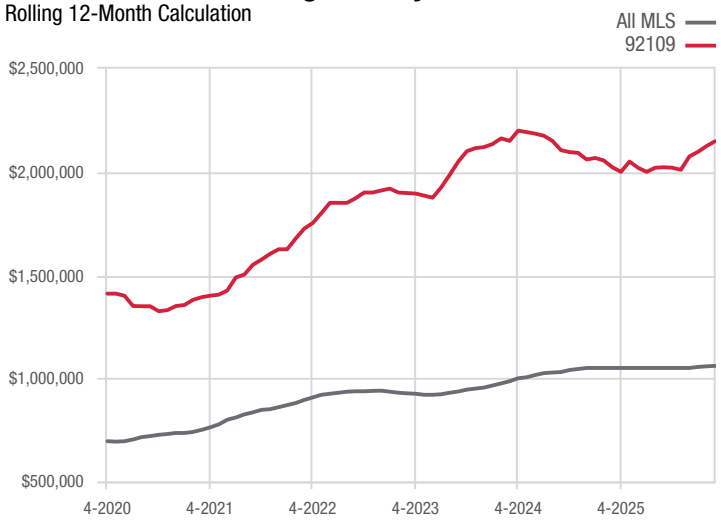
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	March			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 3-2025**	**Thru 3-2026**	**% Change**
New Listings	37	**28**	- 24.3%	110	**102**	- 7.3%
Pending Sales	10	**11**	+ 10.0%	43	**39**	- 9.3%
Closed Sales	7	**14**	+ 100.0%	39	**41**	+ 5.1%
Median Sales Price*	$1,022,500	**$1,106,000**	+ 8.2%	$1,022,500	**$925,000**	- 9.5%
Percent of Original List Price Received*	101.1%	**98.1%**	- 3.0%	97.5%	**96.2%**	- 1.3%
Days on Market Until Sale	15	**27**	+ 80.0%	39	**45**	+ 15.4%
Inventory of Homes for Sale	66	**62**	- 6.1%	—	**—**	—
Months Supply of Inventory	4.2	**4.0**	- 4.8%	—	**—**	—

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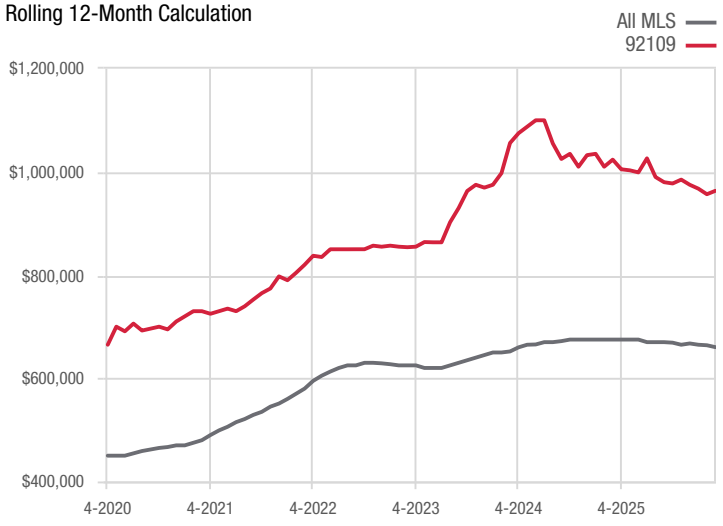
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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