Local Market Update for July 2026

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

91932

Imperial Beach

Detached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	9	**20**	+ 122.2%	107	**110**	+ 2.8%
Pending Sales	8	**6**	- 25.0%	56	**48**	- 14.3%
Closed Sales	9	**3**	- 66.7%	52	**44**	- 15.4%
Median Sales Price*	$897,500	**$950,000**	+ 5.8%	$842,500	**$859,500**	+ 2.0%
Percent of Original List Price Received*	98.6%	**98.1%**	- 0.5%	96.1%	**99.0%**	+ 3.0%
Days on Market Until Sale	41	**24**	- 41.5%	50	**44**	- 12.0%
Inventory of Homes for Sale	26	**39**	+ 50.0%	—	**—**	—
Months Supply of Inventory	3.1	**5.6**	+ 80.6%	—	**—**	—

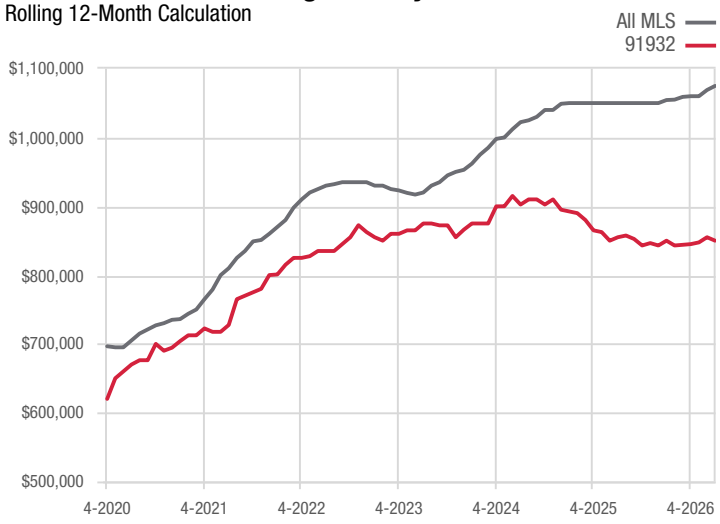
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	10	**19**	+ 90.0%	91	**112**	+ 23.1%
Pending Sales	4	**8**	+ 100.0%	33	**35**	+ 6.1%
Closed Sales	7	**8**	+ 14.3%	34	**32**	- 5.9%
Median Sales Price*	$999,000	**$742,000**	- 25.7%	$632,500	**$709,500**	+ 12.2%
Percent of Original List Price Received*	97.2%	**91.9%**	- 5.5%	97.1%	**95.0%**	- 2.2%
Days on Market Until Sale	46	**79**	+ 71.7%	40	**76**	+ 90.0%
Inventory of Homes for Sale	32	**56**	+ 75.0%	—	**—**	—
Months Supply of Inventory	6.6	**12.4**	+ 87.9%	—	**—**	—

* 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.

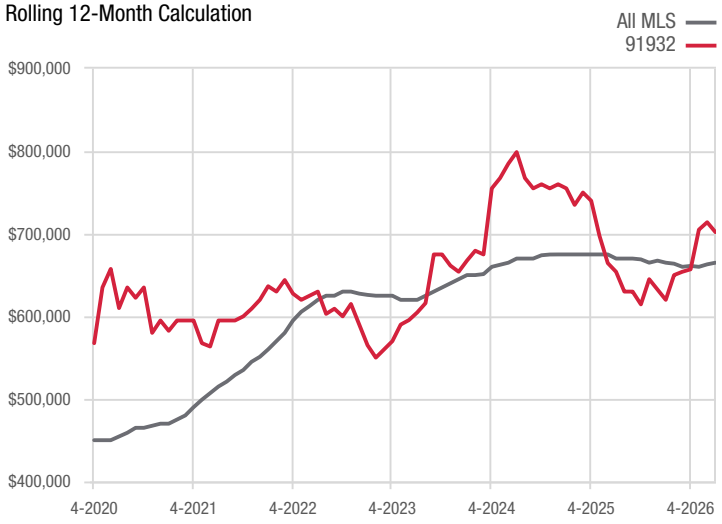
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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