Local Market Update for July 2026

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

92109

Pacific Beach, Mission Beach

Detached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	25	**30**	+ 20.0%	164	**152**	- 7.3%
Pending Sales	12	**20**	+ 66.7%	83	**99**	+ 19.3%
Closed Sales	8	**13**	+ 62.5%	82	**88**	+ 7.3%
Median Sales Price*	$2,050,000	**$2,000,000**	- 2.4%	$2,075,000	**$2,340,500**	+ 12.8%
Percent of Original List Price Received*	95.8%	**95.8%**	0.0%	98.6%	**96.7%**	- 1.9%
Days on Market Until Sale	44	**35**	- 20.5%	34	**41**	+ 20.6%
Inventory of Homes for Sale	47	**38**	- 19.1%	—	**—**	—
Months Supply of Inventory	3.9	**3.0**	- 23.1%	—	**—**	—

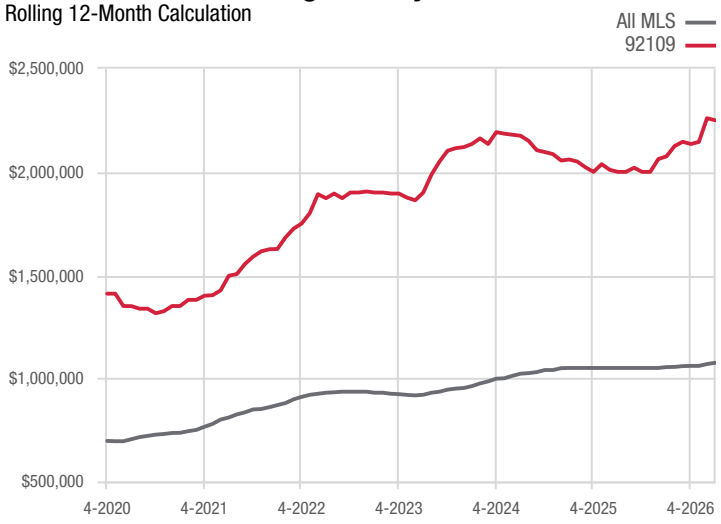
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	36	**26**	- 27.8%	233	**249**	+ 6.9%
Pending Sales	19	**18**	- 5.3%	114	**125**	+ 9.6%
Closed Sales	18	**20**	+ 11.1%	107	**122**	+ 14.0%
Median Sales Price*	$1,152,500	**$923,000**	- 19.9%	$1,045,000	**$1,031,000**	- 1.3%
Percent of Original List Price Received*	97.7%	**95.7%**	- 2.0%	97.0%	**96.5%**	- 0.5%
Days on Market Until Sale	69	**54**	- 21.7%	40	**40**	0.0%
Inventory of Homes for Sale	63	**68**	+ 7.9%	—	**—**	—
Months Supply of Inventory	4.0	**4.1**	+ 2.5%	—	**—**	—

* 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.

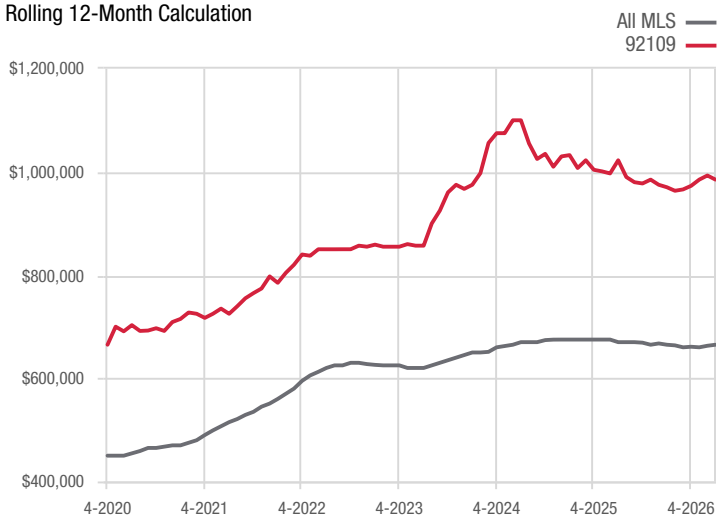
Median Sales Price - Single Family

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.