Local Market Update for September 2026

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

92109

Pacific Beach, Mission Beach

Detached	September			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 9-2025**	**Thru 9-2026**	**% Change**
New Listings	20	**31**	+ 55.0%	199	**195**	- 2.0%
Pending Sales	12	**12**	0.0%	108	**121**	+ 12.0%
Closed Sales	12	**12**	0.0%	106	**115**	+ 8.5%
Median Sales Price*	$2,062,500	**$2,142,500**	+ 3.9%	$2,050,000	**$2,300,000**	+ 12.2%
Percent of Original List Price Received*	97.5%	**100.7%**	+ 3.3%	98.0%	**96.8%**	- 1.2%
Days on Market Until Sale	33	**10**	- 69.7%	35	**37**	+ 5.7%
Inventory of Homes for Sale	35	**43**	+ 22.9%	—	—	—
Months Supply of Inventory	2.9	**3.4**	+ 17.2%	—	—	—

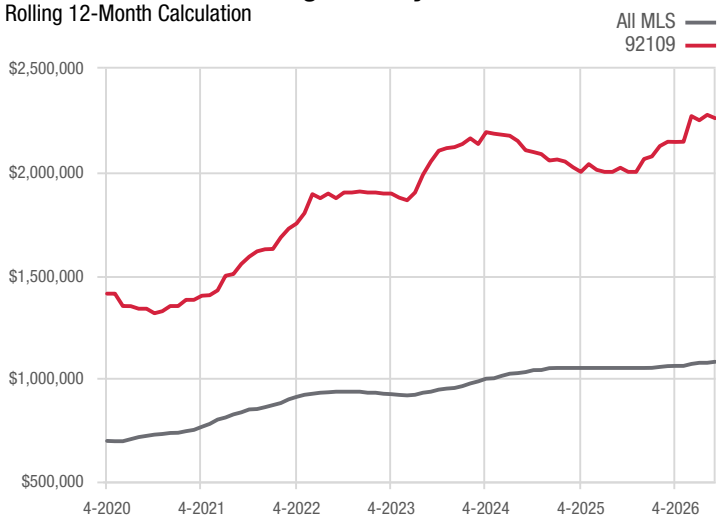
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	September			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 9-2025**	**Thru 9-2026**	**% Change**
New Listings	27	**25**	- 7.4%	283	**299**	+ 5.7%
Pending Sales	16	**14**	- 12.5%	141	**151**	+ 7.1%
Closed Sales	10	**12**	+ 20.0%	134	**152**	+ 13.4%
Median Sales Price*	$786,000	**$1,057,750**	+ 34.6%	$974,000	**$1,043,500**	+ 7.1%
Percent of Original List Price Received*	93.7%	**92.8%**	- 1.0%	96.9%	**96.3%**	- 0.6%
Days on Market Until Sale	51	**51**	0.0%	39	**41**	+ 5.1%
Inventory of Homes for Sale	54	**60**	+ 11.1%	—	—	—
Months Supply of Inventory	3.6	**3.6**	0.0%	—	—	—

* 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.

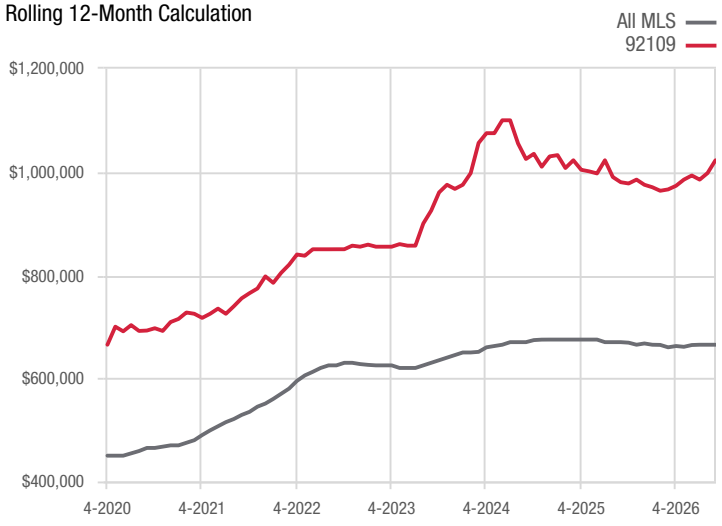
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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