Local Market Update for October 2026

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

92109

Pacific Beach, Mission Beach

Detached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	22	**16**	- 27.3%	221	**212**	- 4.1%
Pending Sales	7	**13**	+ 85.7%	115	**133**	+ 15.7%
Closed Sales	12	**9**	- 25.0%	118	**125**	+ 5.9%
Median Sales Price*	$2,247,500	**$2,750,000**	+ 22.4%	$2,050,000	**$2,330,000**	+ 13.7%
Percent of Original List Price Received*	95.0%	**98.9%**	+ 4.1%	97.7%	**96.9%**	- 0.8%
Days on Market Until Sale	60	**23**	- 61.7%	38	**35**	- 7.9%
Inventory of Homes for Sale	45	**42**	- 6.7%	—	—	—
Months Supply of Inventory	3.9	**3.3**	- 15.4%	—	—	—

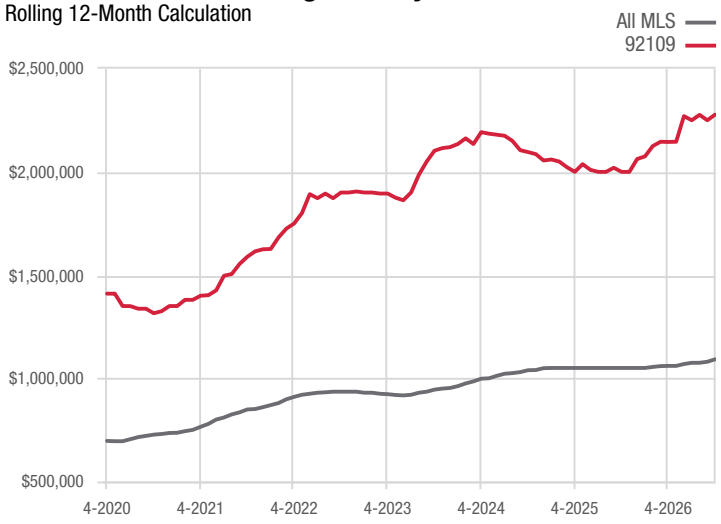
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	31	**26**	- 16.1%	314	**324**	+ 3.2%
Pending Sales	17	**15**	- 11.8%	158	**166**	+ 5.1%
Closed Sales	18	**10**	- 44.4%	152	**163**	+ 7.2%
Median Sales Price*	$1,250,000	**$848,000**	- 32.2%	$982,500	**$1,002,500**	+ 2.0%
Percent of Original List Price Received*	95.4%	**91.0%**	- 4.6%	96.7%	**96.0%**	- 0.7%
Days on Market Until Sale	51	**44**	- 13.7%	41	**41**	0.0%
Inventory of Homes for Sale	53	**61**	+ 15.1%	—	—	—
Months Supply of Inventory	3.4	**3.7**	+ 8.8%	—	—	—

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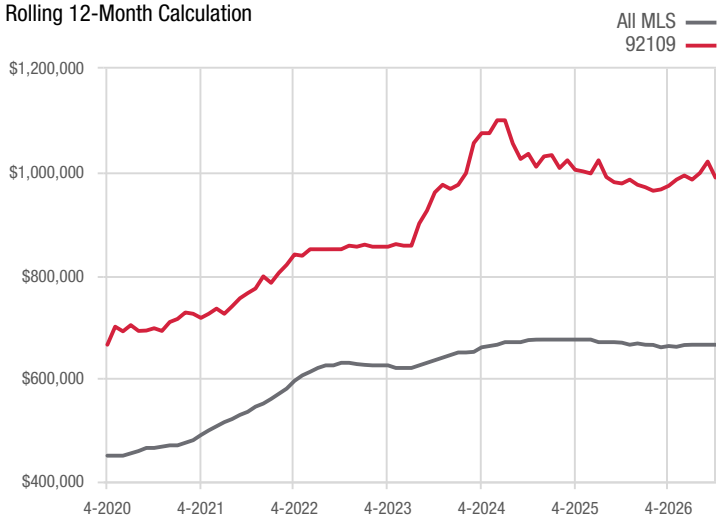
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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