

92109

Pacific Beach, Mission Beach

Detached	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	17	19	+ 11.8%	178	166	- 6.7%
Pending Sales	13	12	- 7.7%	96	111	+ 15.6%
Closed Sales	12	12	0.0%	94	102	+ 8.5%
Median Sales Price*	\$2,025,000	\$2,204,000	+ 8.8%	\$2,050,000	\$2,340,500	+ 14.2%
Percent of Original List Price Received*	94.9%	95.4%	+ 0.5%	98.1%	96.4%	- 1.7%
Days on Market Until Sale	45	24	- 46.7%	36	40	+ 11.1%
Inventory of Homes for Sale	41	33	- 19.5%	—	—	—
Months Supply of Inventory	3.5	2.6	- 25.7%	—	—	—

* 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	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	23	37	+ 60.9%	256	278	+ 8.6%
Pending Sales	11	17	+ 54.5%	125	139	+ 11.2%
Closed Sales	17	16	- 5.9%	124	138	+ 11.3%
Median Sales Price*	\$695,000	\$957,500	+ 37.8%	\$990,000	\$1,022,500	+ 3.3%
Percent of Original List Price Received*	97.6%	96.9%	- 0.7%	97.1%	96.6%	- 0.5%
Days on Market Until Sale	25	37	+ 48.0%	38	40	+ 5.3%
Inventory of Homes for Sale	58	68	+ 17.2%	—	—	—
Months Supply of Inventory	3.9	4.0	+ 2.6%	—	—	—

* 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.

