

Local Market Update for May 2026

Provided by the North San Diego County REALTORS®.

92109 - Pacific Beach

Metro San Diego County

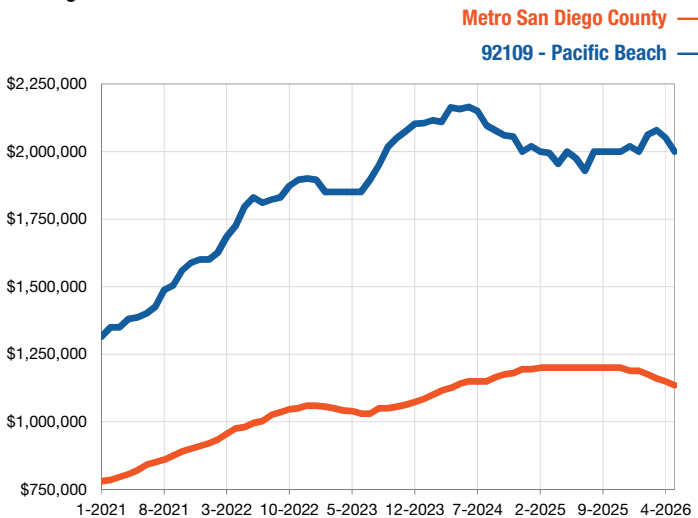
Detached Single-Family	May			Rolling 12 Months		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
Key Metrics						
New Listings	34	41	+ 20.6%	262	369	+ 40.8%
Pending Sales	13	28	+ 115.4%	151	190	+ 25.8%
Closed Sales	14	24	+ 71.4%	147	176	+ 19.7%
Days on Market Until Sale	14	29	+ 107.1%	34	36	+ 5.9%
Median Sales Price*	\$2,327,500	\$1,589,562	- 31.7%	\$2,000,000	\$2,000,000	0.0%
Average Sales Price*	\$2,528,714	\$2,083,684	- 17.6%	\$2,207,770	\$2,169,175	- 1.7%
Percent of Original List Price Received*	100.1%	96.2%	- 3.9%	97.2%	95.5%	- 1.7%
Percent of List Price Received*	99.9%	97.3%	- 2.6%	99.1%	97.2%	- 1.9%
Inventory of Homes for Sale	61	88	+ 44.3%	--	--	--
Months Supply of Inventory	4.8	5.6	+ 16.7%	--	--	--

* 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 Single-Family	May			Rolling 12 Months		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
Key Metrics						
New Listings	18	12	- 33.3%	376	246	- 34.6%
Pending Sales	19	8	- 57.9%	198	150	- 24.2%
Closed Sales	17	8	- 52.9%	190	160	- 15.8%
Days on Market Until Sale	25	32	+ 28.0%	27	40	+ 48.1%
Median Sales Price*	\$800,000	\$1,087,000	+ 35.9%	\$1,005,000	\$998,750	- 0.6%
Average Sales Price*	\$1,075,294	\$1,094,500	+ 1.8%	\$1,139,435	\$1,101,532	- 3.3%
Percent of Original List Price Received*	97.6%	95.9%	- 1.7%	97.0%	96.2%	- 0.8%
Percent of List Price Received*	99.0%	98.4%	- 0.6%	98.4%	98.3%	- 0.1%
Inventory of Homes for Sale	71	25	- 64.8%	--	--	--
Months Supply of Inventory	4.3	2.0	- 53.5%	--	--	--

* 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 – Detached Single-Family
 Rolling 12-Month Calculation



Median Sales Price – Attached Single-Family
 Rolling 12-Month Calculation

