

Local Market Update for March 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92109 - Pacific Beach

Metro San Diego County

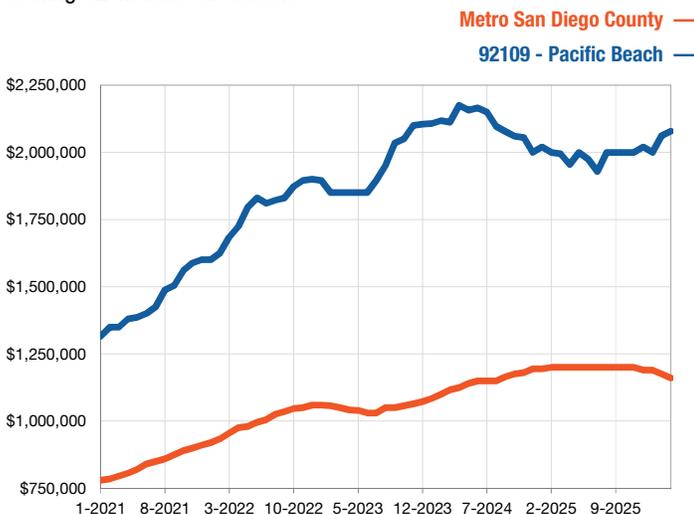
Detached Single-Family	March			Rolling 12 Months		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
Key Metrics						
New Listings	26	35	+ 34.6%	245	320	+ 30.6%
Pending Sales	12	18	+ 50.0%	150	164	+ 9.3%
Closed Sales	9	19	+ 111.1%	154	164	+ 6.5%
Days on Market Until Sale	84	39	- 53.6%	37	31	- 16.2%
Median Sales Price*	\$1,675,000	\$2,075,000	+ 23.9%	\$1,995,000	\$2,079,000	+ 4.2%
Average Sales Price*	\$2,524,297	\$2,578,378	+ 2.1%	\$2,202,917	\$2,290,586	+ 4.0%
Percent of Original List Price Received*	96.1%	97.3%	+ 1.2%	96.9%	96.3%	- 0.6%
Percent of List Price Received*	98.6%	98.0%	- 0.6%	99.2%	97.7%	- 1.5%
Inventory of Homes for Sale	42	63	+ 50.0%	--	--	--
Months Supply of Inventory	3.4	4.6	+ 35.3%	--	--	--

* 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	March			Rolling 12 Months		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
Key Metrics						
New Listings	38	13	- 65.8%	373	285	- 23.6%
Pending Sales	10	7	- 30.0%	189	173	- 8.5%
Closed Sales	7	10	+ 42.9%	188	175	- 6.9%
Days on Market Until Sale	14	23	+ 64.3%	26	38	+ 46.2%
Median Sales Price*	\$1,022,500	\$1,106,000	+ 8.2%	\$1,030,000	\$973,000	- 5.5%
Average Sales Price*	\$1,241,214	\$1,288,400	+ 3.8%	\$1,170,867	\$1,071,702	- 8.5%
Percent of Original List Price Received*	101.1%	98.3%	- 2.8%	97.0%	96.4%	- 0.6%
Percent of List Price Received*	100.7%	98.7%	- 2.0%	98.3%	98.5%	+ 0.2%
Inventory of Homes for Sale	80	31	- 61.3%	--	--	--
Months Supply of Inventory	5.1	2.2	- 56.9%	--	--	--

* 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

