

Local Market Update for January 2025

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

92107

Ocean Beach

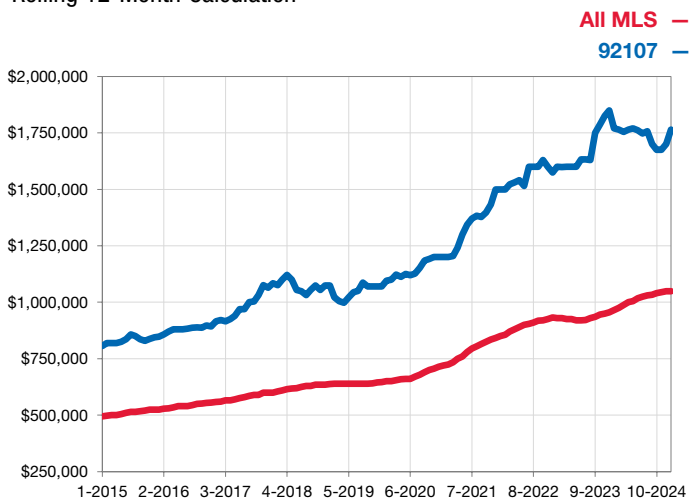
Single Family	January			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	18	22	+ 22.2%	18	22	+ 22.2%
Pending Sales	15	11	- 26.7%	15	11	- 26.7%
Closed Sales	10	10	0.0%	10	10	0.0%
Median Sales Price*	\$1,532,500	\$2,273,050	+ 48.3%	\$1,532,500	\$2,273,050	+ 48.3%
Percent of Original List Price Received*	95.1%	94.2%	- 0.9%	95.1%	94.2%	- 0.9%
Days on Market Until Sale	51	101	+ 98.0%	51	101	+ 98.0%
Inventory of Homes for Sale	23	22	- 4.3%	--	--	--
Months Supply of Inventory	2.7	2.2	- 18.5%	--	--	--

* 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.

Townhouse-Condo	January			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 1-2024	Thru 1-2025	Percent Change
New Listings	15	6	- 60.0%	15	6	- 60.0%
Pending Sales	3	5	+ 66.7%	3	5	+ 66.7%
Closed Sales	10	4	- 60.0%	10	4	- 60.0%
Median Sales Price*	\$662,500	\$723,650	+ 9.2%	\$662,500	\$723,650	+ 9.2%
Percent of Original List Price Received*	97.7%	99.1%	+ 1.4%	97.7%	99.1%	+ 1.4%
Days on Market Until Sale	27	32	+ 18.5%	27	32	+ 18.5%
Inventory of Homes for Sale	15	8	- 46.7%	--	--	--
Months Supply of Inventory	2.5	1.3	- 48.0%	--	--	--

* 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

