

Local Market Update for March 2025

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

92107

Ocean Beach

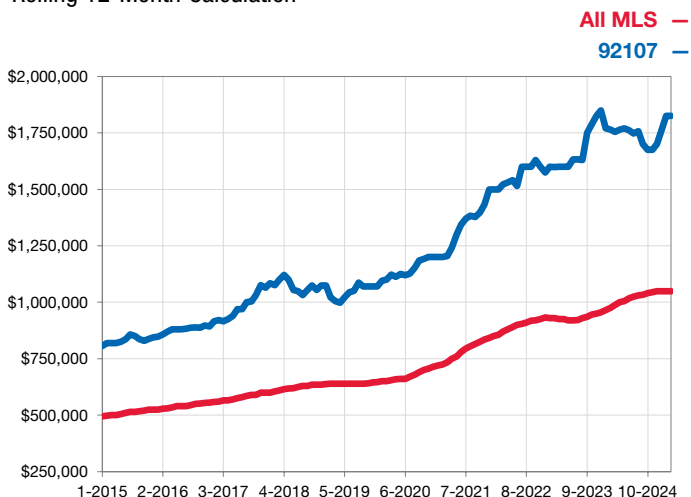
Single Family	March			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	21	24	+ 14.3%	48	61	+ 27.1%
Pending Sales	8	10	+ 25.0%	30	30	0.0%
Closed Sales	7	11	+ 57.1%	30	31	+ 3.3%
Median Sales Price*	\$1,700,000	\$1,760,000	+ 3.5%	\$1,602,000	\$1,975,000	+ 23.3%
Percent of Original List Price Received*	96.3%	99.1%	+ 2.9%	95.3%	96.2%	+ 0.9%
Days on Market Until Sale	26	51	+ 96.2%	50	55	+ 10.0%
Inventory of Homes for Sale	25	30	+ 20.0%	--	--	--
Months Supply of Inventory	3.0	2.9	- 3.3%	--	--	--

* 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.

Townhouse-Condo	March			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	12	8	- 33.3%	35	26	- 25.7%
Pending Sales	9	5	- 44.4%	20	14	- 30.0%
Closed Sales	7	6	- 14.3%	21	15	- 28.6%
Median Sales Price*	\$732,000	\$857,500	+ 17.1%	\$692,500	\$840,000	+ 21.3%
Percent of Original List Price Received*	97.4%	101.2%	+ 3.9%	98.0%	99.5%	+ 1.5%
Days on Market Until Sale	18	15	- 16.7%	29	39	+ 34.5%
Inventory of Homes for Sale	12	14	+ 16.7%	--	--	--
Months Supply of Inventory	1.8	2.6	+ 44.4%	--	--	--

* 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.

Median Sales Price – Single Family Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo Rolling 12-Month Calculation

