

Local Market Update for July 2025

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

92107

Ocean Beach

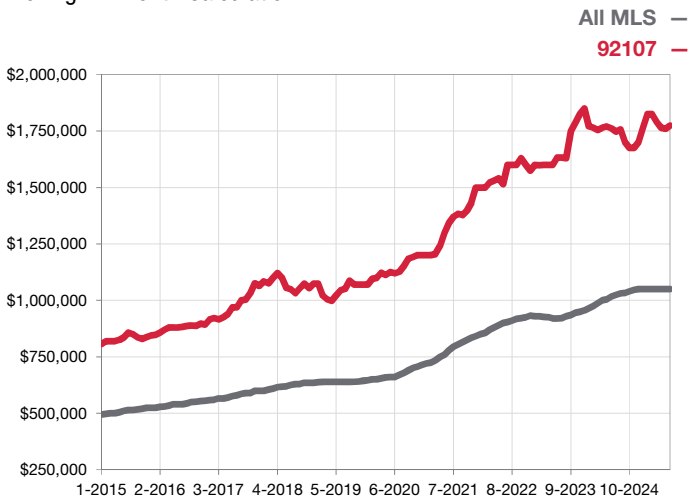
Detached	July			Year to Date		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
Key Metrics						
New Listings	20	17	- 15.0%	114	132	+ 15.8%
Pending Sales	12	9	- 25.0%	68	67	- 1.5%
Closed Sales	7	10	+ 42.9%	65	68	+ 4.6%
Median Sales Price*	\$1,650,000	\$1,846,000	+ 11.9%	\$1,700,000	\$1,800,000	+ 5.9%
Percent of Original List Price Received*	96.8%	95.3%	- 1.5%	97.0%	97.5%	+ 0.5%
Days on Market Until Sale	20	53	+ 165.0%	37	40	+ 8.1%
Inventory of Homes for Sale	32	31	- 3.1%	--	--	--
Months Supply of Inventory	3.9	3.0	- 23.1%	--	--	--

* 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	July			Year to Date		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
Key Metrics						
New Listings	2	9	+ 350.0%	66	74	+ 12.1%
Pending Sales	5	5	0.0%	47	37	- 21.3%
Closed Sales	10	9	- 10.0%	55	37	- 32.7%
Median Sales Price*	\$673,750	\$707,500	+ 5.0%	\$732,000	\$700,000	- 4.4%
Percent of Original List Price Received*	95.2%	94.7%	- 0.5%	97.8%	95.5%	- 2.4%
Days on Market Until Sale	41	31	- 24.4%	34	55	+ 61.8%
Inventory of Homes for Sale	6	19	+ 216.7%	--	--	--
Months Supply of Inventory	0.9	3.7	+ 311.1%	--	--	--

* 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

