

Local Market Update for October 2025

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

92107

Ocean Beach

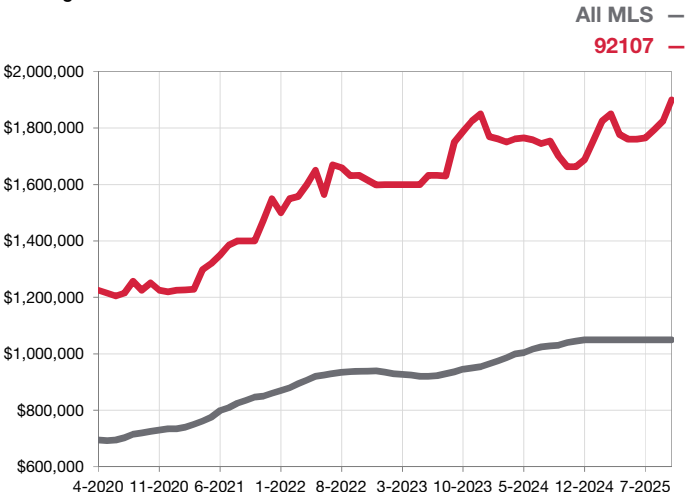
Detached	October			Year to Date		
	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change
Key Metrics						
New Listings	18	18	0.0%	145	193	+ 33.1%
Pending Sales	11	10	- 9.1%	104	103	- 1.0%
Closed Sales	11	12	+ 9.1%	100	103	+ 3.0%
Median Sales Price*	\$1,350,000	\$1,987,500	+ 47.2%	\$1,644,312	\$1,900,000	+ 15.5%
Percent of Original List Price Received*	97.4%	95.9%	- 1.5%	97.1%	96.8%	- 0.3%
Days on Market Until Sale	39	34	- 12.8%	36	39	+ 8.3%
Inventory of Homes for Sale	23	31	+ 34.8%	--	--	--
Months Supply of Inventory	2.4	3.0	+ 25.0%	--	--	--

* 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.

Attached	October			Year to Date		
	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change
Key Metrics						
New Listings	9	10	+ 11.1%	90	96	+ 6.7%
Pending Sales	3	6	+ 100.0%	57	52	- 8.8%
Closed Sales	2	5	+ 150.0%	65	53	- 18.5%
Median Sales Price*	\$741,750	\$920,000	+ 24.0%	\$750,000	\$707,500	- 5.7%
Percent of Original List Price Received*	99.1%	92.6%	- 6.6%	98.2%	95.8%	- 2.4%
Days on Market Until Sale	23	58	+ 152.2%	33	53	+ 60.6%
Inventory of Homes for Sale	19	17	- 10.5%	--	--	--
Months Supply of Inventory	3.0	3.1	+ 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

