

Local Market Update for June 2025

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

92107

Ocean Beach

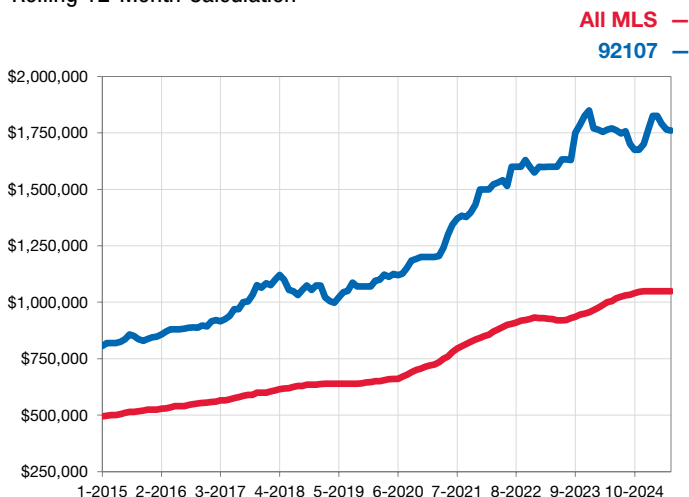
Detached	June			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	15	15	0.0%	94	113	+ 20.2%
Pending Sales	8	12	+ 50.0%	56	57	+ 1.8%
Closed Sales	9	11	+ 22.2%	58	58	0.0%
Median Sales Price*	\$1,790,000	\$1,599,500	- 10.6%	\$1,725,000	\$1,800,000	+ 4.3%
Percent of Original List Price Received*	96.5%	99.0%	+ 2.6%	97.0%	97.9%	+ 0.9%
Days on Market Until Sale	37	16	- 56.8%	39	38	- 2.6%
Inventory of Homes for Sale	29	32	+ 10.3%	--	--	--
Months Supply of Inventory	3.4	3.1	- 8.8%	--	--	--

* 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	June			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	9	11	+ 22.2%	64	64	0.0%
Pending Sales	6	10	+ 66.7%	42	32	- 23.8%
Closed Sales	8	7	- 12.5%	45	28	- 37.8%
Median Sales Price*	\$1,030,000	\$700,000	- 32.0%	\$732,000	\$700,000	- 4.4%
Percent of Original List Price Received*	98.5%	87.6%	- 11.1%	98.4%	95.8%	- 2.6%
Days on Market Until Sale	17	140	+ 723.5%	32	63	+ 96.9%
Inventory of Homes for Sale	11	17	+ 54.5%	--	--	--
Months Supply of Inventory	1.5	3.3	+ 120.0%	--	--	--

* 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

