

Local Market Update for February 2025

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

92107

Ocean Beach

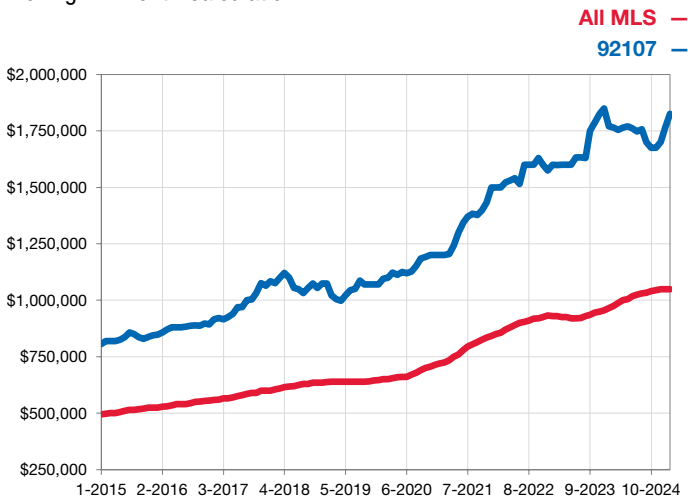
Single Family	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
Key Metrics						
New Listings	9	12	+ 33.3%	27	36	+ 33.3%
Pending Sales	7	9	+ 28.6%	22	20	- 9.1%
Closed Sales	13	10	- 23.1%	23	20	- 13.0%
Median Sales Price*	\$1,750,000	\$2,025,000	+ 15.7%	\$1,600,000	\$2,075,000	+ 29.7%
Percent of Original List Price Received*	95.0%	94.9%	- 0.1%	95.1%	94.6%	- 0.5%
Days on Market Until Sale	63	13	- 79.4%	58	57	- 1.7%
Inventory of Homes for Sale	19	22	+ 15.8%	--	--	--
Months Supply of Inventory	2.2	2.2	0.0%	--	--	--

* 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.

Townhouse-Condo	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
Key Metrics						
New Listings	8	11	+ 37.5%	23	17	- 26.1%
Pending Sales	8	4	- 50.0%	11	9	- 18.2%
Closed Sales	4	5	+ 25.0%	14	9	- 35.7%
Median Sales Price*	\$574,950	\$620,000	+ 7.8%	\$617,500	\$622,300	+ 0.8%
Percent of Original List Price Received*	99.5%	97.9%	- 1.6%	98.2%	98.4%	+ 0.2%
Days on Market Until Sale	51	72	+ 41.2%	34	54	+ 58.8%
Inventory of Homes for Sale	13	13	0.0%	--	--	--
Months Supply of Inventory	2.1	2.3	+ 9.5%	--	--	--

* 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

