

Local Market Update for April 2025

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

92107

Ocean Beach

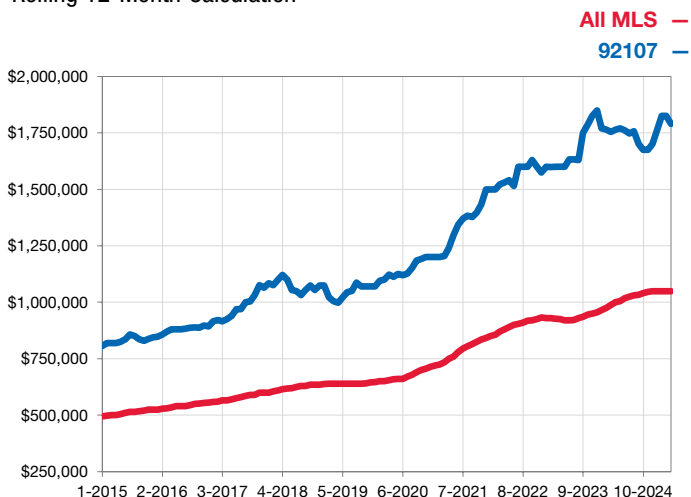
Detached	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	14	13	- 7.1%	62	77	+ 24.2%
Pending Sales	10	6	- 40.0%	40	37	- 7.5%
Closed Sales	10	9	- 10.0%	40	40	0.0%
Median Sales Price*	\$1,850,000	\$1,720,000	- 7.0%	\$1,669,312	\$1,925,000	+ 15.3%
Percent of Original List Price Received*	100.3%	101.5%	+ 1.2%	96.6%	97.4%	+ 0.8%
Days on Market Until Sale	21	26	+ 23.8%	43	48	+ 11.6%
Inventory of Homes for Sale	23	32	+ 39.1%	--	--	--
Months Supply of Inventory	2.8	3.2	+ 14.3%	--	--	--

* 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.

Attached	April			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	11	14	+ 27.3%	46	40	- 13.0%
Pending Sales	5	3	- 40.0%	25	18	- 28.0%
Closed Sales	9	4	- 55.6%	30	19	- 36.7%
Median Sales Price*	\$695,000	\$617,500	- 11.2%	\$693,750	\$825,000	+ 18.9%
Percent of Original List Price Received*	99.9%	99.5%	- 0.4%	98.5%	99.5%	+ 1.0%
Days on Market Until Sale	52	23	- 55.8%	36	35	- 2.8%
Inventory of Homes for Sale	16	23	+ 43.8%	--	--	--
Months Supply of Inventory	2.4	4.3	+ 79.2%	--	--	--

* 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

