

Local Market Update for October 2022

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

92107

Ocean Beach

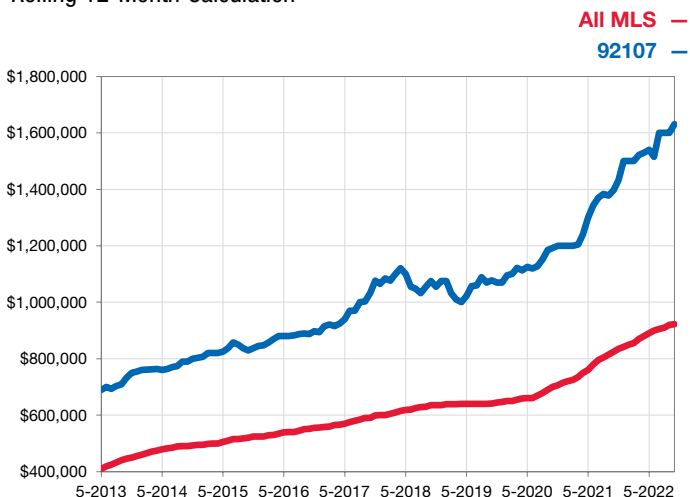
Single Family	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
Key Metrics						
New Listings	15	20	+ 33.3%	188	145	- 22.9%
Pending Sales	10	7	- 30.0%	149	103	- 30.9%
Closed Sales	10	4	- 60.0%	144	103	- 28.5%
Median Sales Price*	\$1,417,500	\$1,507,500	+ 6.3%	\$1,450,000	\$1,599,500	+ 10.3%
Percent of Original List Price Received*	103.2%	100.2%	- 2.9%	103.1%	103.0%	- 0.1%
Days on Market Until Sale	29	26	- 10.3%	19	20	+ 5.3%
Inventory of Homes for Sale	14	21	+ 50.0%	--	--	--
Months Supply of Inventory	1.0	2.1	+ 110.0%	--	--	--

* 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	October			Year to Date		
	2021	2022	Percent Change	Thru 10-2021	Thru 10-2022	Percent Change
Key Metrics						
New Listings	8	2	- 75.0%	102	88	- 13.7%
Pending Sales	7	7	0.0%	94	75	- 20.2%
Closed Sales	4	7	+ 75.0%	94	75	- 20.2%
Median Sales Price*	\$586,000	\$725,000	+ 23.7%	\$622,500	\$700,000	+ 12.4%
Percent of Original List Price Received*	97.4%	95.6%	- 1.8%	101.5%	104.3%	+ 2.8%
Days on Market Until Sale	24	41	+ 70.8%	16	16	0.0%
Inventory of Homes for Sale	4	2	- 50.0%	--	--	--
Months Supply of Inventory	0.5	0.3	- 40.0%	--	--	--

* 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

