

# Local Market Update for April 2018

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

## 92107

Ocean Beach

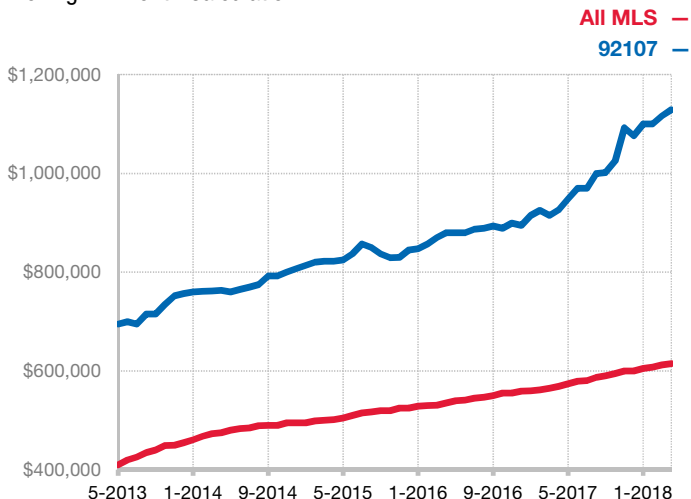
Single Family	April			Year to Date		
	2017	2018	Percent Change	Thru 4-2017	Thru 4-2018	Percent Change
<b>Key Metrics</b>						
New Listings	24	<b>25</b>	+ 4.2%	88	<b>95</b>	+ 8.0%
Pending Sales	6	<b>11</b>	+ 83.3%	45	<b>57</b>	+ 26.7%
Closed Sales	16	<b>13</b>	- 18.8%	53	<b>47</b>	- 11.3%
Median Sales Price*	\$1,057,500	<b>\$1,150,000</b>	+ 8.7%	\$1,015,000	<b>\$1,210,000</b>	+ 19.2%
Percent of Original List Price Received*	97.6%	<b>96.5%</b>	- 1.1%	97.7%	<b>99.5%</b>	+ 1.8%
Days on Market Until Sale	27	<b>30</b>	+ 11.1%	28	<b>33</b>	+ 17.9%
Inventory of Homes for Sale	32	<b>33</b>	+ 3.1%	--	--	--
Months Supply of Inventory	2.6	<b>2.6</b>	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	April			Year to Date		
	2017	2018	Percent Change	Thru 4-2017	Thru 4-2018	Percent Change
<b>Key Metrics</b>						
New Listings	6	<b>12</b>	+ 100.0%	31	<b>40</b>	+ 29.0%
Pending Sales	5	<b>10</b>	+ 100.0%	31	<b>26</b>	- 16.1%
Closed Sales	7	<b>11</b>	+ 57.1%	29	<b>25</b>	- 13.8%
Median Sales Price*	\$410,000	<b>\$525,000</b>	+ 28.0%	\$414,600	<b>\$530,000</b>	+ 27.8%
Percent of Original List Price Received*	100.2%	<b>99.9%</b>	- 0.3%	99.7%	<b>98.9%</b>	- 0.8%
Days on Market Until Sale	24	<b>10</b>	- 58.3%	20	<b>17</b>	- 15.0%
Inventory of Homes for Sale	5	<b>9</b>	+ 80.0%	--	--	--
Months Supply of Inventory	0.6	<b>1.1</b>	+ 83.3%	--	--	--

\* 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

