

Local Market Update for July 2018

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

92107

Ocean Beach

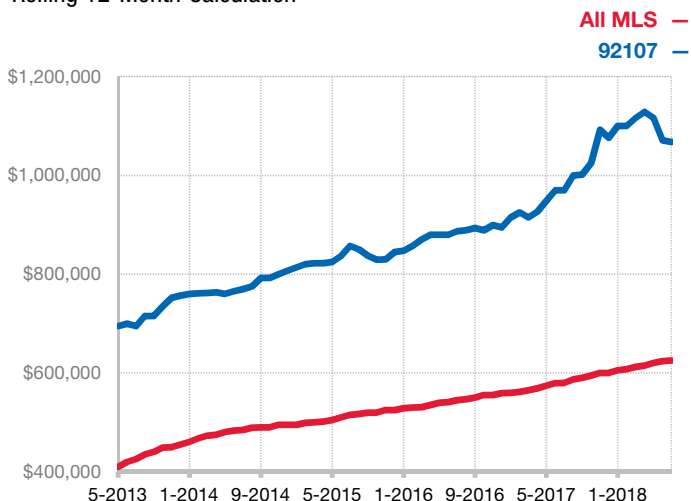
Single Family	July			Year to Date		
	2017	2018	Percent Change	Thru 7-2017	Thru 7-2018	Percent Change
Key Metrics						
New Listings	39	22	- 43.6%	189	166	- 12.2%
Pending Sales	15	12	- 20.0%	90	99	+ 10.0%
Closed Sales	10	13	+ 30.0%	86	89	+ 3.5%
Median Sales Price*	\$929,000	\$925,000	- 0.4%	\$1,045,000	\$1,042,000	- 0.3%
Percent of Original List Price Received*	96.3%	97.5%	+ 1.2%	98.0%	97.7%	- 0.3%
Days on Market Until Sale	20	21	+ 5.0%	26	29	+ 11.5%
Inventory of Homes for Sale	49	40	- 18.4%	--	--	--
Months Supply of Inventory	3.9	3.2	- 17.9%	--	--	--

* 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	July			Year to Date		
	2017	2018	Percent Change	Thru 7-2017	Thru 7-2018	Percent Change
Key Metrics						
New Listings	17	7	- 58.8%	76	72	- 5.3%
Pending Sales	9	6	- 33.3%	59	56	- 5.1%
Closed Sales	12	13	+ 8.3%	53	56	+ 5.7%
Median Sales Price*	\$445,500	\$440,000	- 1.2%	\$424,500	\$521,000	+ 22.7%
Percent of Original List Price Received*	98.8%	101.0%	+ 2.2%	99.0%	99.7%	+ 0.7%
Days on Market Until Sale	12	16	+ 33.3%	19	15	- 21.1%
Inventory of Homes for Sale	19	5	- 73.7%	--	--	--
Months Supply of Inventory	2.3	0.6	- 73.9%	--	--	--

* 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

