

Local Market Update for October 2021

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

92107

Ocean Beach

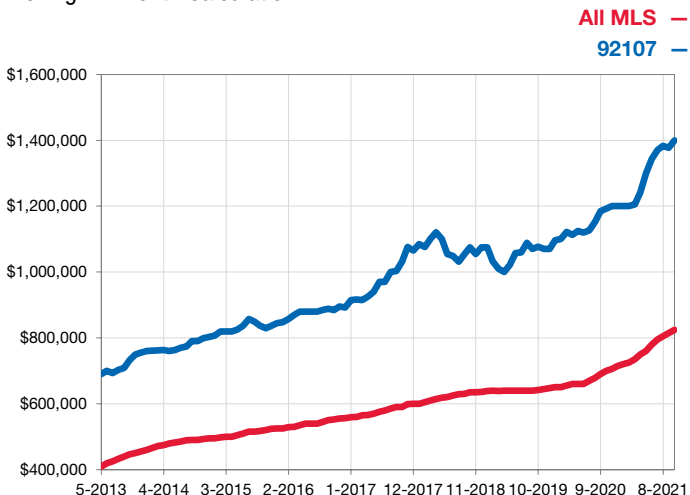
| Single Family | October | | | Year to Date | | |
|--|-------------|-------------|----------------|--------------|--------------|----------------|
| | 2020 | 2021 | Percent Change | Thru 10-2020 | Thru 10-2021 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 21 | 15 | - 28.6% | 217 | 187 | - 13.8% |
| Pending Sales | 16 | 11 | - 31.3% | 139 | 150 | + 7.9% |
| Closed Sales | 26 | 9 | - 65.4% | 139 | 143 | + 2.9% |
| Median Sales Price* | \$1,281,500 | \$1,460,000 | + 13.9% | \$1,225,000 | \$1,450,000 | + 18.4% |
| Percent of Original List Price Received* | 100.2% | 102.7% | + 2.5% | 98.6% | 103.0% | + 4.5% |
| Days on Market Until Sale | 24 | 32 | + 33.3% | 29 | 19 | - 34.5% |
| Inventory of Homes for Sale | 22 | 13 | - 40.9% | -- | -- | -- |
| Months Supply of Inventory | 1.6 | 0.9 | - 43.8% | -- | -- | -- |

* 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 | | |
|--|-----------|-----------|----------------|--------------|--------------|----------------|
| | 2020 | 2021 | Percent Change | Thru 10-2020 | Thru 10-2021 | Percent Change |
| Key Metrics | | | | | | |
| New Listings | 16 | 8 | - 50.0% | 118 | 102 | - 13.6% |
| Pending Sales | 17 | 7 | - 58.8% | 106 | 94 | - 11.3% |
| Closed Sales | 6 | 3 | - 50.0% | 95 | 92 | - 3.2% |
| Median Sales Price* | \$389,450 | \$635,000 | + 63.1% | \$579,000 | \$625,000 | + 7.9% |
| Percent of Original List Price Received* | 99.9% | 96.0% | - 3.9% | 99.1% | 101.6% | + 2.5% |
| Days on Market Until Sale | 27 | 27 | 0.0% | 48 | 16 | - 66.7% |
| Inventory of Homes for Sale | 10 | 4 | - 60.0% | -- | -- | -- |
| Months Supply of Inventory | 1.0 | 0.5 | - 50.0% | -- | -- | -- |

* 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

