

Local Market Update for December 2024

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

92107

Ocean Beach

Single Family

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	7	1	- 85.7%	153	183	+ 19.6%
Pending Sales	5	11	+ 120.0%	92	124	+ 34.8%
Closed Sales	5	9	+ 80.0%	91	121	+ 33.0%
Median Sales Price*	\$1,765,000	\$1,765,000	0.0%	\$1,850,000	\$1,700,000	- 8.1%
Percent of Original List Price Received*	100.3%	97.7%	- 2.6%	98.5%	97.2%	- 1.3%
Days on Market Until Sale	43	26	- 39.5%	32	34	+ 6.3%
Inventory of Homes for Sale	26	17	- 34.6%	--	--	--
Months Supply of Inventory	3.4	1.6	- 52.9%	--	--	--

* 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.

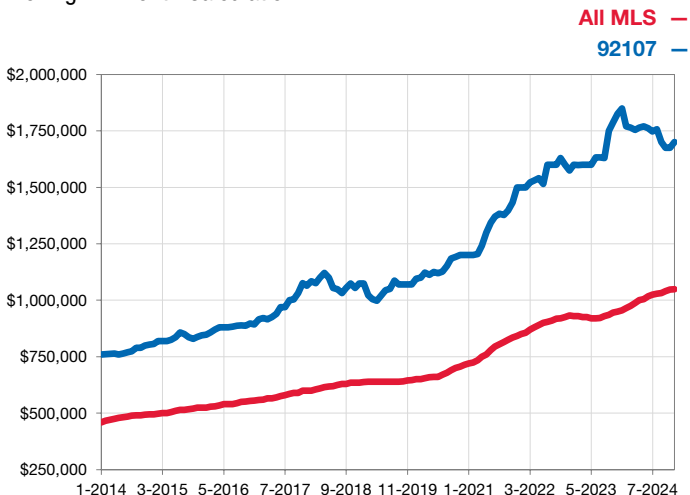
Townhouse-Condo

Key Metrics	December			Year to Date		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	3	3	0.0%	87	102	+ 17.2%
Pending Sales	11	4	- 63.6%	73	71	- 2.7%
Closed Sales	6	8	+ 33.3%	63	76	+ 20.6%
Median Sales Price*	\$715,500	\$757,500	+ 5.9%	\$775,000	\$762,500	- 1.6%
Percent of Original List Price Received*	93.6%	99.1%	+ 5.9%	100.2%	98.3%	- 1.9%
Days on Market Until Sale	31	29	- 6.5%	21	32	+ 52.4%
Inventory of Homes for Sale	8	6	- 25.0%	--	--	--
Months Supply of Inventory	1.3	1.0	- 23.1%	--	--	--

* 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

