

Local Market Update for May 2025

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

92107

Ocean Beach

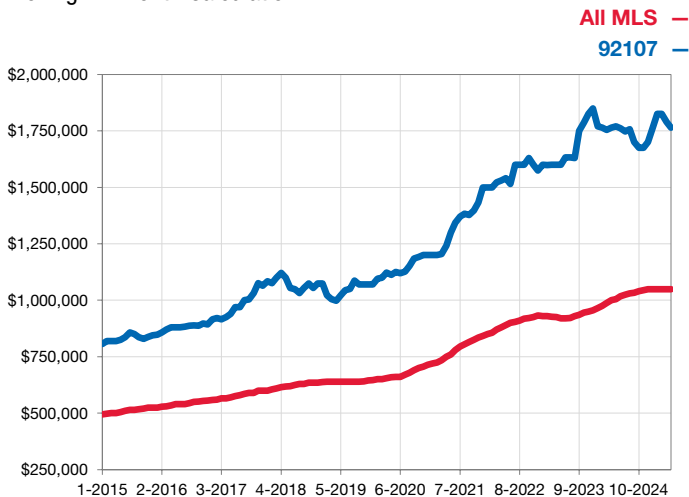
Detached	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	17	21	+ 23.5%	79	99	+ 25.3%
Pending Sales	8	10	+ 25.0%	48	45	- 6.3%
Closed Sales	9	7	- 22.2%	49	47	- 4.1%
Median Sales Price*	\$2,106,000	\$1,700,000	- 19.3%	\$1,700,000	\$1,900,000	+ 11.8%
Percent of Original List Price Received*	99.3%	99.5%	+ 0.2%	97.1%	97.7%	+ 0.6%
Days on Market Until Sale	22	14	- 36.4%	39	43	+ 10.3%
Inventory of Homes for Sale	27	38	+ 40.7%	--	--	--
Months Supply of Inventory	3.3	3.8	+ 15.2%	--	--	--

* 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.

Attached	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	9	11	+ 22.2%	55	52	- 5.5%
Pending Sales	11	5	- 54.5%	36	22	- 38.9%
Closed Sales	7	2	- 71.4%	37	21	- 43.2%
Median Sales Price*	\$720,000	\$1,375,000	+ 91.0%	\$700,000	\$825,000	+ 17.9%
Percent of Original List Price Received*	97.7%	89.1%	- 8.8%	98.4%	98.5%	+ 0.1%
Days on Market Until Sale	34	63	+ 85.3%	35	38	+ 8.6%
Inventory of Homes for Sale	11	23	+ 109.1%	--	--	--
Months Supply of Inventory	1.5	4.8	+ 220.0%	--	--	--

* 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

