

Local Market Update for March 2024

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

92107

Ocean Beach

Single Family

Key Metrics	March			Year to Date		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	16	21	+ 31.3%	34	47	+ 38.2%
Pending Sales	12	9	- 25.0%	23	31	+ 34.8%
Closed Sales	8	7	- 12.5%	17	30	+ 76.5%
Median Sales Price*	\$1,837,500	\$1,700,000	- 7.5%	\$1,850,000	\$1,602,000	- 13.4%
Percent of Original List Price Received*	99.8%	96.3%	- 3.5%	98.1%	95.3%	- 2.9%
Days on Market Until Sale	38	26	- 31.6%	41	50	+ 22.0%
Inventory of Homes for Sale	16	22	+ 37.5%	--	--	--
Months Supply of Inventory	1.8	2.6	+ 44.4%	--	--	--

* 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.

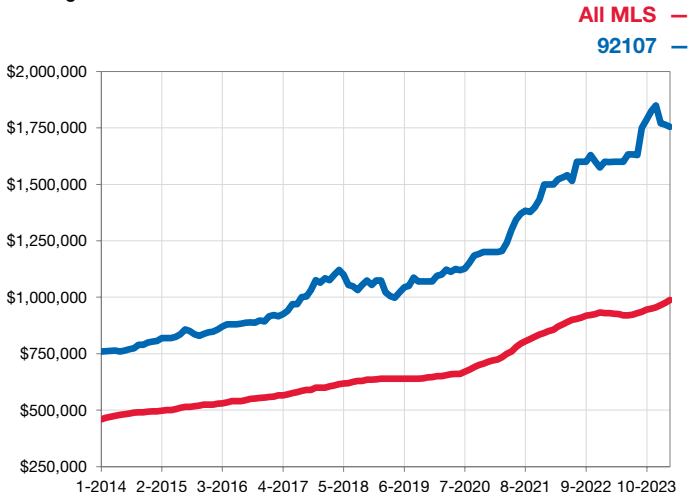
Townhouse-Condo

Key Metrics	March			Year to Date		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	6	12	+ 100.0%	15	33	+ 120.0%
Pending Sales	3	10	+ 233.3%	12	21	+ 75.0%
Closed Sales	6	7	+ 16.7%	11	21	+ 90.9%
Median Sales Price*	\$842,000	\$732,000	- 13.1%	\$840,000	\$692,500	- 17.6%
Percent of Original List Price Received*	96.9%	97.4%	+ 0.5%	98.6%	98.0%	- 0.6%
Days on Market Until Sale	58	18	- 69.0%	34	29	- 14.7%
Inventory of Homes for Sale	5	10	+ 100.0%	--	--	--
Months Supply of Inventory	1.0	1.5	+ 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

