

Local Market Update for June 2024

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

92107

Ocean Beach

Single Family	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
Key Metrics						
New Listings	17	14	- 17.6%	77	92	+ 19.5%
Pending Sales	5	8	+ 60.0%	46	57	+ 23.9%
Closed Sales	9	8	- 11.1%	47	57	+ 21.3%
Median Sales Price*	\$2,121,290	\$1,695,000	- 20.1%	\$1,850,000	\$1,700,000	- 8.1%
Percent of Original List Price Received*	97.5%	95.8%	- 1.7%	98.6%	96.9%	- 1.7%
Days on Market Until Sale	36	41	+ 13.9%	32	40	+ 25.0%
Inventory of Homes for Sale	22	25	+ 13.6%	--	--	--
Months Supply of Inventory	2.6	2.9	+ 11.5%	--	--	--

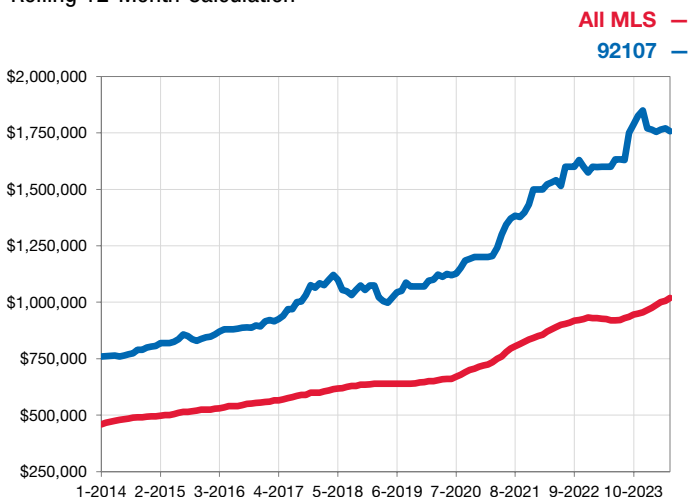
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
Key Metrics						
New Listings	8	9	+ 12.5%	34	65	+ 91.2%
Pending Sales	6	6	0.0%	29	42	+ 44.8%
Closed Sales	4	7	+ 75.0%	25	44	+ 76.0%
Median Sales Price*	\$792,500	\$1,010,000	+ 27.4%	\$840,000	\$726,000	- 13.6%
Percent of Original List Price Received*	104.3%	98.4%	- 5.7%	101.4%	98.4%	- 3.0%
Days on Market Until Sale	9	19	+ 111.1%	19	33	+ 73.7%
Inventory of Homes for Sale	7	12	+ 71.4%	--	--	--
Months Supply of Inventory	1.7	1.7	0.0%	--	--	--

* 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

