

Local Market Update for October 2018

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

92107

Ocean Beach

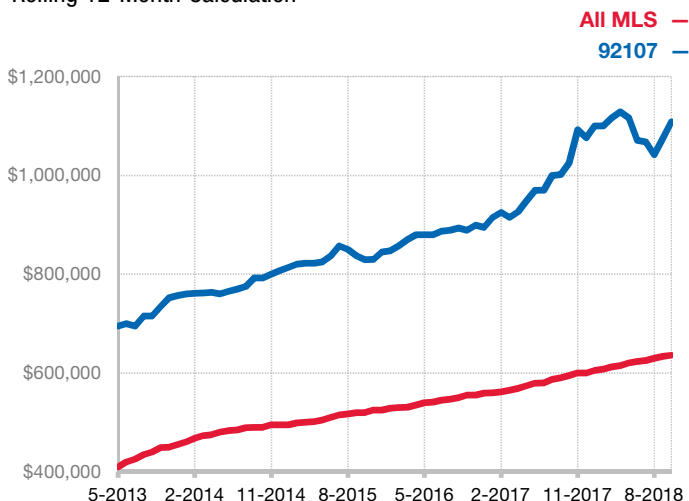
Single Family	October			Year to Date		
	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
Key Metrics						
New Listings	18	17	- 5.6%	242	224	- 7.4%
Pending Sales	12	10	- 16.7%	128	134	+ 4.7%
Closed Sales	14	16	+ 14.3%	133	129	- 3.0%
Median Sales Price*	\$1,031,750	\$1,123,000	+ 8.8%	\$1,065,000	\$1,075,000	+ 0.9%
Percent of Original List Price Received*	95.3%	97.3%	+ 2.1%	97.3%	97.5%	+ 0.2%
Days on Market Until Sale	43	25	- 41.9%	28	28	0.0%
Inventory of Homes for Sale	36	32	- 11.1%	--	--	--
Months Supply of Inventory	2.9	2.6	- 10.3%	--	--	--

* 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		
	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
Key Metrics						
New Listings	13	10	- 23.1%	111	118	+ 6.3%
Pending Sales	11	8	- 27.3%	91	77	- 15.4%
Closed Sales	7	6	- 14.3%	83	76	- 8.4%
Median Sales Price*	\$385,000	\$461,000	+ 19.7%	\$426,000	\$494,950	+ 16.2%
Percent of Original List Price Received*	98.2%	99.3%	+ 1.1%	98.8%	99.3%	+ 0.5%
Days on Market Until Sale	22	18	- 18.2%	19	21	+ 10.5%
Inventory of Homes for Sale	11	23	+ 109.1%	--	--	--
Months Supply of Inventory	1.3	3.1	+ 138.5%	--	--	--

* 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

