

Local Market Update for May 2026

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

92107

Ocean Beach

Detached	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	20	17	- 15.0%	97	92	- 5.2%
Pending Sales	9	14	+ 55.6%	43	56	+ 30.2%
Closed Sales	6	5	- 16.7%	45	47	+ 4.4%
Median Sales Price*	\$1,600,000	\$1,400,000	- 12.5%	\$1,900,000	\$1,815,000	- 4.5%
Percent of Original List Price Received*	99.4%	101.2%	+ 1.8%	97.6%	98.3%	+ 0.7%
Days on Market Until Sale	17	17	0.0%	45	32	- 28.9%
Inventory of Homes for Sale	40	23	- 42.5%	—	—	—
Months Supply of Inventory	4.0	2.1	- 47.5%	—	—	—

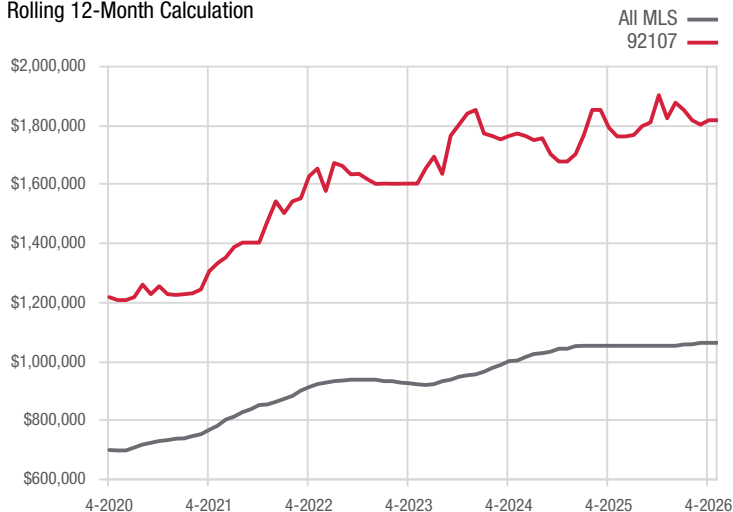
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
New Listings	13	9	- 30.8%	54	57	+ 5.6%
Pending Sales	5	6	+ 20.0%	22	34	+ 54.5%
Closed Sales	2	5	+ 150.0%	21	33	+ 57.1%
Median Sales Price*	\$1,375,000	\$525,000	- 61.8%	\$825,000	\$750,000	- 9.1%
Percent of Original List Price Received*	89.1%	99.6%	+ 11.8%	98.5%	97.5%	- 1.0%
Days on Market Until Sale	63	19	- 69.8%	38	32	- 15.8%
Inventory of Homes for Sale	25	19	- 24.0%	—	—	—
Months Supply of Inventory	5.3	3.0	- 43.4%	—	—	—

* 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.

Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation

