

Local Market Update for January 2019

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

92107

Ocean Beach

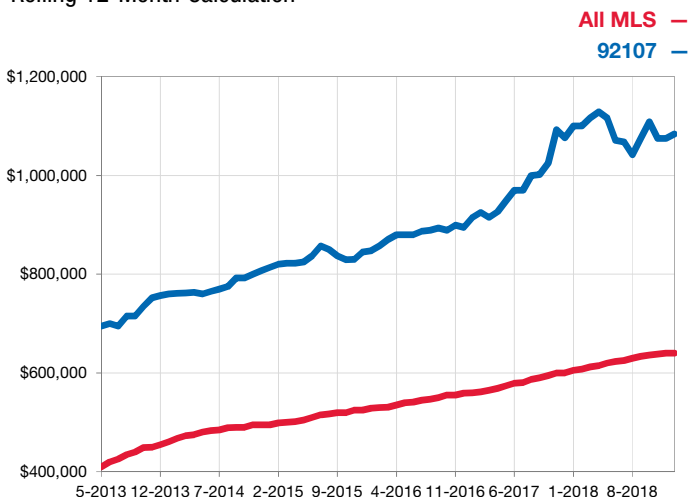
Single Family	January			Year to Date		
	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
Key Metrics						
New Listings	24	16	- 33.3%	24	16	- 33.3%
Pending Sales	14	12	- 14.3%	14	12	- 14.3%
Closed Sales	6	10	+ 66.7%	6	10	+ 66.7%
Median Sales Price*	\$928,500	\$1,040,250	+ 12.0%	\$928,500	\$1,040,250	+ 12.0%
Percent of Original List Price Received*	98.0%	94.0%	- 4.1%	98.0%	94.0%	- 4.1%
Days on Market Until Sale	48	50	+ 4.2%	48	50	+ 4.2%
Inventory of Homes for Sale	30	25	- 16.7%	--	--	--
Months Supply of Inventory	2.5	2.0	- 20.0%	--	--	--

* 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.

Townhouse-Condo	January			Year to Date		
	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
Key Metrics						
New Listings	8	39	+ 387.5%	8	39	+ 387.5%
Pending Sales	3	6	+ 100.0%	3	6	+ 100.0%
Closed Sales	4	2	- 50.0%	4	2	- 50.0%
Median Sales Price*	\$579,500	\$710,000	+ 22.5%	\$579,500	\$710,000	+ 22.5%
Percent of Original List Price Received*	99.8%	98.3%	- 1.5%	99.8%	98.3%	- 1.5%
Days on Market Until Sale	21	16	- 23.8%	21	16	- 23.8%
Inventory of Homes for Sale	6	35	+ 483.3%	--	--	--
Months Supply of Inventory	0.7	4.4	+ 528.6%	--	--	--

* 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

