

Local Market Update for August 2025

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

92107

Ocean Beach

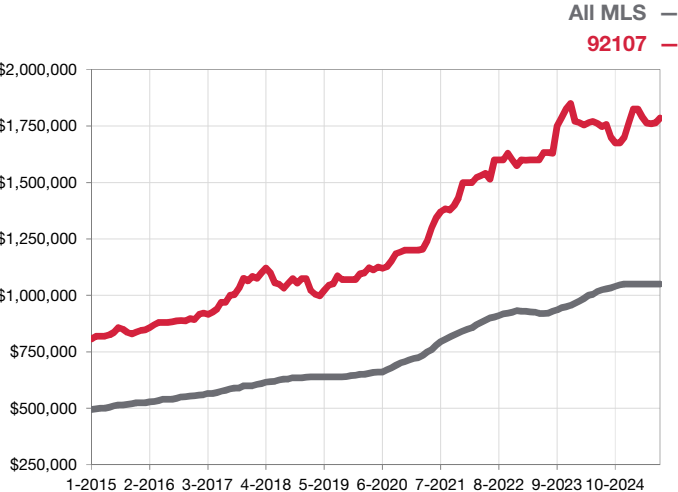
Detached	August			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	23	23	0.0%	130	155	+ 19.2%
Pending Sales	13	19	+ 46.2%	81	85	+ 4.9%
Closed Sales	11	9	- 18.2%	76	76	0.0%
Median Sales Price*	\$1,675,000	\$1,769,000	+ 5.6%	\$1,687,500	\$1,800,000	+ 6.7%
Percent of Original List Price Received*	95.8%	96.2%	+ 0.4%	96.8%	97.3%	+ 0.5%
Days on Market Until Sale	43	30	- 30.2%	38	40	+ 5.3%
Inventory of Homes for Sale	27	26	- 3.7%	--	--	--
Months Supply of Inventory	3.1	2.4	- 22.6%	--	--	--

* 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.

Attached	August			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 8-2024	Thru 8-2025	Percent Change
New Listings	11	5	- 54.5%	77	79	+ 2.6%
Pending Sales	5	4	- 20.0%	52	41	- 21.2%
Closed Sales	4	3	- 25.0%	59	40	- 32.2%
Median Sales Price*	\$913,500	\$769,000	- 15.8%	\$732,500	\$703,750	- 3.9%
Percent of Original List Price Received*	98.5%	101.4%	+ 2.9%	97.9%	96.0%	- 1.9%
Days on Market Until Sale	32	29	- 9.4%	34	54	+ 58.8%
Inventory of Homes for Sale	12	17	+ 41.7%	--	--	--
Months Supply of Inventory	1.8	3.4	+ 88.9%	--	--	--

* 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

