

# Local Market Update for July 2024

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

## 92107

Ocean Beach

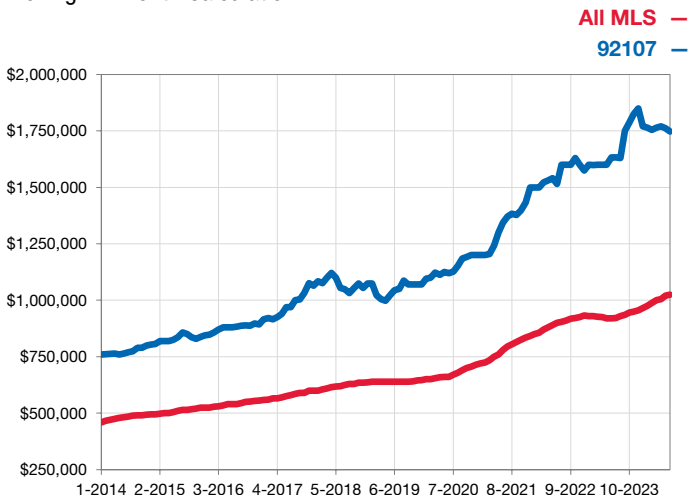
Single Family	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
<b>Key Metrics</b>						
New Listings	15	19	+ 26.7%	92	112	+ 21.7%
Pending Sales	15	12	- 20.0%	61	68	+ 11.5%
Closed Sales	5	7	+ 40.0%	52	65	+ 25.0%
Median Sales Price*	\$2,850,000	\$1,650,000	- 42.1%	\$1,860,000	\$1,700,000	- 8.6%
Percent of Original List Price Received*	97.0%	96.8%	- 0.2%	98.5%	97.0%	- 1.5%
Days on Market Until Sale	47	20	- 57.4%	33	37	+ 12.1%
Inventory of Homes for Sale	21	28	+ 33.3%	--	--	--
Months Supply of Inventory	2.6	3.4	+ 30.8%	--	--	--

\* 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	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
<b>Key Metrics</b>						
New Listings	10	1	- 90.0%	44	65	+ 47.7%
Pending Sales	13	5	- 61.5%	42	47	+ 11.9%
Closed Sales	8	10	+ 25.0%	33	55	+ 66.7%
Median Sales Price*	\$752,500	\$673,750	- 10.5%	\$789,000	\$732,000	- 7.2%
Percent of Original List Price Received*	100.5%	95.2%	- 5.3%	101.2%	97.8%	- 3.4%
Days on Market Until Sale	20	41	+ 105.0%	19	34	+ 78.9%
Inventory of Homes for Sale	4	5	+ 25.0%	--	--	--
Months Supply of Inventory	0.8	0.8	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

