Local Market Update for February 2026

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

92107

Ocean Beach

Detached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	14	**16**	+ 14.3%	40	**34**	- 15.0%
Pending Sales	9	**11**	+ 22.2%	20	**19**	- 5.0%
Closed Sales	10	**6**	- 40.0%	20	**13**	- 35.0%
Median Sales Price*	$2,025,000	**$2,156,250**	+ 6.5%	$2,075,000	**$2,218,000**	+ 6.9%
Percent of Original List Price Received*	94.9%	**97.9%**	+ 3.2%	94.6%	**97.0%**	+ 2.5%
Days on Market Until Sale	13	**24**	+ 84.6%	57	**32**	- 43.9%
Inventory of Homes for Sale	27	**21**	- 22.2%	—	—	—
Months Supply of Inventory	2.7	**2.1**	- 22.2%	—	—	—

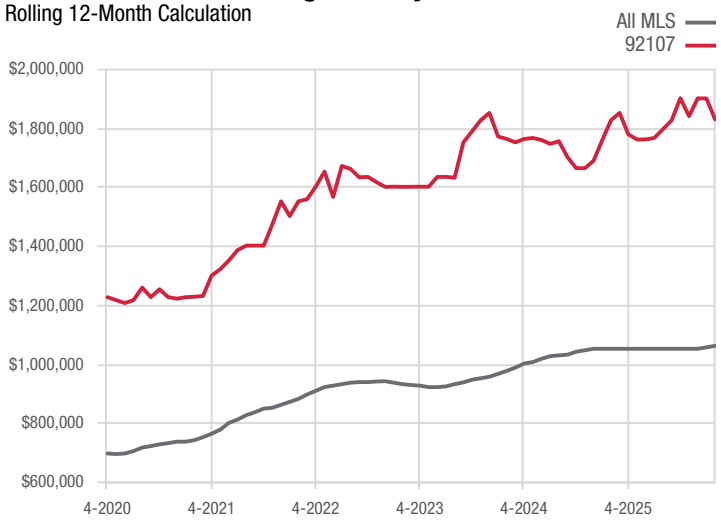
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	12	**7**	- 41.7%	18	**18**	0.0%
Pending Sales	4	**8**	+ 100.0%	9	**12**	+ 33.3%
Closed Sales	5	**9**	+ 80.0%	9	**11**	+ 22.2%
Median Sales Price*	$620,000	**$870,000**	+ 40.3%	$622,300	**$870,000**	+ 39.8%
Percent of Original List Price Received*	97.9%	**97.4%**	- 0.5%	98.4%	**97.1%**	- 1.3%
Days on Market Until Sale	72	**26**	- 63.9%	54	**24**	- 55.6%
Inventory of Homes for Sale	14	**12**	- 14.3%	—	—	—
Months Supply of Inventory	2.4	**2.3**	- 4.2%	—	—	—

* 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.

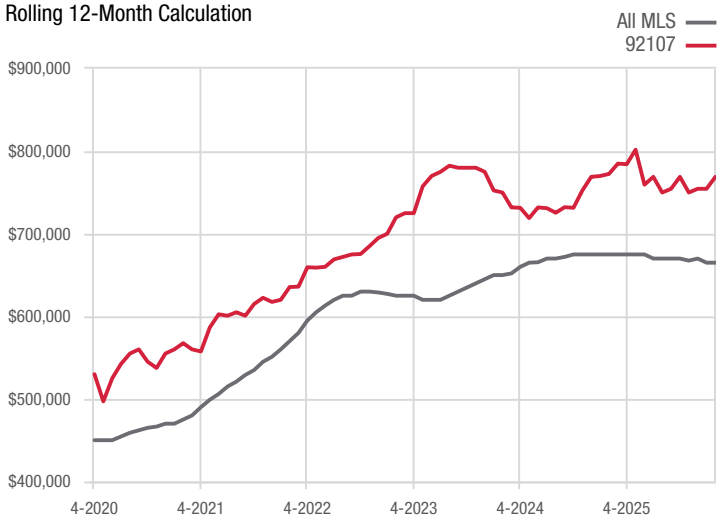
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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Current as of March 5, 2026. All data from the San Diego MLS. Report © 2026 ShowingTime Plus, LLC. Percent changes are calculated using rounded figures.