Local Market Update for April 2026

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

92107

Ocean Beach

Detached	April			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 4-2025**	**Thru 4-2026**	**% Change**
New Listings	13	**18**	+ 38.5%	77	**73**	- 5.2%
Pending Sales	4	**6**	+ 50.0%	34	**42**	+ 23.5%
Closed Sales	9	**13**	+ 44.4%	39	**42**	+ 7.7%
Median Sales Price*	$1,720,000	**$2,370,000**	+ 37.8%	$1,950,000	**$1,983,750**	+ 1.7%
Percent of Original List Price Received*	101.5%	**99.3%**	- 2.2%	97.3%	**98.0%**	+ 0.7%
Days on Market Until Sale	26	**44**	+ 69.2%	50	**34**	- 32.0%
Inventory of Homes for Sale	36	**26**	- 27.8%	—	**—**	—
Months Supply of Inventory	3.7	**2.4**	- 35.1%	—	**—**	—

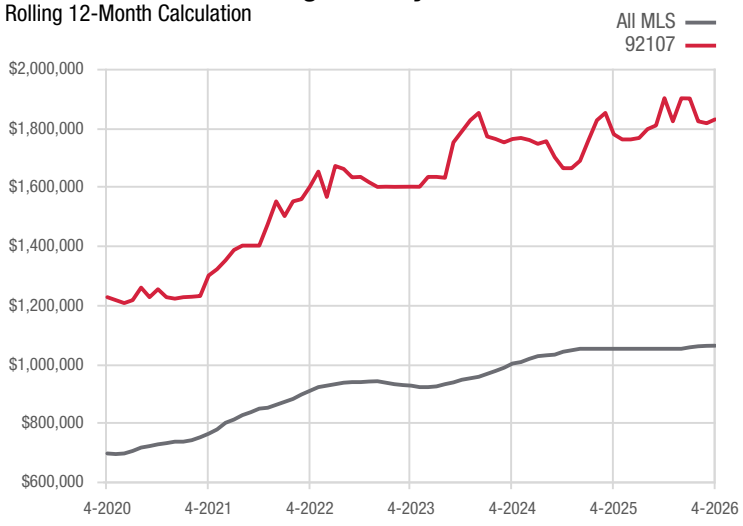
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	April			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 4-2025**	**Thru 4-2026**	**% Change**
New Listings	15	**15**	0.0%	41	**49**	+ 19.5%
Pending Sales	3	**8**	+ 166.7%	17	**30**	+ 76.5%
Closed Sales	4	**10**	+ 150.0%	19	**28**	+ 47.4%
Median Sales Price*	$617,500	**$772,500**	+ 25.1%	$825,000	**$830,000**	+ 0.6%
Percent of Original List Price Received*	99.5%	**97.5%**	- 2.0%	99.5%	**97.1%**	- 2.4%
Days on Market Until Sale	23	**51**	+ 121.7%	35	**34**	- 2.9%
Inventory of Homes for Sale	23	**17**	- 26.1%	—	**—**	—
Months Supply of Inventory	4.4	**2.6**	- 40.9%	—	**—**	—

* 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.

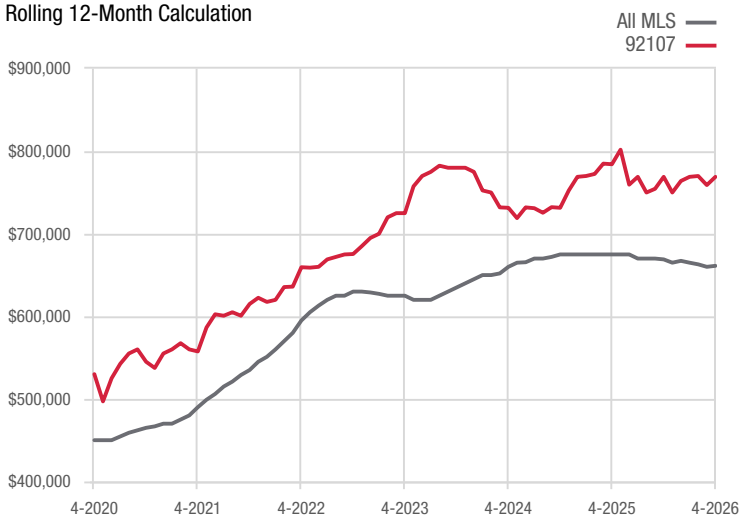
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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Current as of May 6, 2026. All data from the San Diego MLS. Report © 2026 ShowingTime Plus, LLC. Percent changes are calculated using rounded figures.