Local Market Update for July 2026

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

92107

Ocean Beach

Detached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	18	**13**	- 27.8%	131	**117**	- 10.7%
Pending Sales	9	**6**	- 33.3%	64	**72**	+ 12.5%
Closed Sales	9	**5**	- 44.4%	65	**71**	+ 9.2%
Median Sales Price*	$1,907,000	**$1,900,000**	- 0.4%	$1,800,000	**$1,900,000**	+ 5.6%
Percent of Original List Price Received*	94.0%	**97.7%**	+ 3.9%	97.3%	**97.8%**	+ 0.5%
Days on Market Until Sale	56	**22**	- 60.7%	42	**30**	- 28.6%
Inventory of Homes for Sale	32	**19**	- 40.6%	—	**—**	—
Months Supply of Inventory	3.2	**1.8**	- 43.8%	—	**—**	—

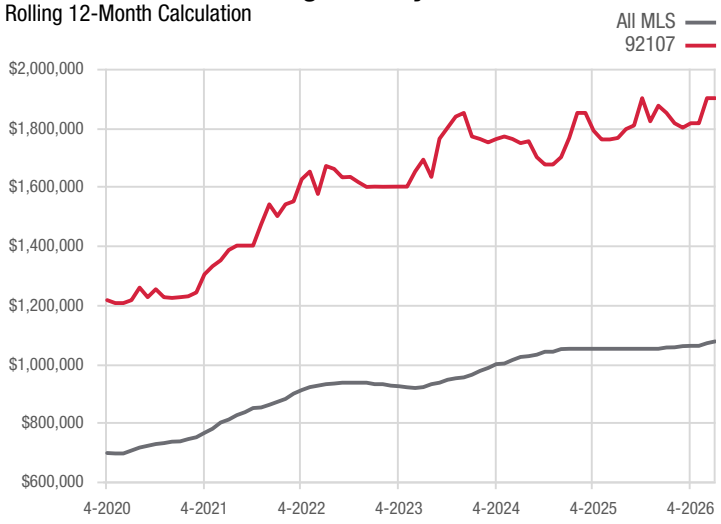
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	9	**18**	+ 100.0%	74	**84**	+ 13.5%
Pending Sales	5	**2**	- 60.0%	37	**43**	+ 16.2%
Closed Sales	9	**3**	- 66.7%	37	**44**	+ 18.9%
Median Sales Price*	$707,500	**$1,010,000**	+ 42.8%	$700,000	**$710,000**	+ 1.4%
Percent of Original List Price Received*	94.7%	**98.4%**	+ 3.9%	95.5%	**97.2%**	+ 1.8%
Days on Market Until Sale	31	**42**	+ 35.5%	55	**31**	- 43.6%
Inventory of Homes for Sale	20	**25**	+ 25.0%	—	**—**	—
Months Supply of Inventory	3.9	**4.3**	+ 10.3%	—	**—**	—

* 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.

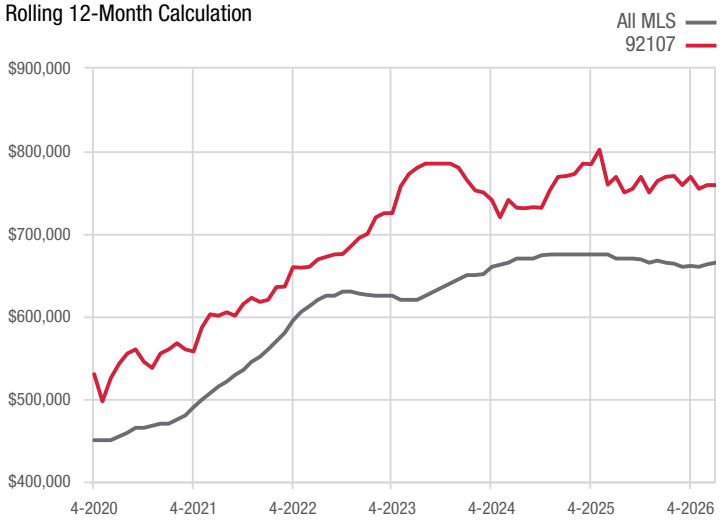
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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