Local Market Update for September 2026

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

92107

Ocean Beach

Detached	September			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 9-2025**	**Thru 9-2026**	**% Change**
New Listings	18	**17**	- 5.6%	174	**140**	- 19.5%
Pending Sales	10	**9**	- 10.0%	92	**86**	- 6.5%
Closed Sales	15	**6**	- 60.0%	91	**84**	- 7.7%
Median Sales Price*	$2,000,000	**$2,125,000**	+ 6.3%	$1,850,000	**$1,916,500**	+ 3.6%
Percent of Original List Price Received*	95.3%	**97.8%**	+ 2.6%	96.9%	**98.0%**	+ 1.1%
Days on Market Until Sale	34	**43**	+ 26.5%	39	**30**	- 23.1%
Inventory of Homes for Sale	29	**18**	- 37.9%	—	—	—
Months Supply of Inventory	2.9	**1.9**	- 34.5%	—	—	—

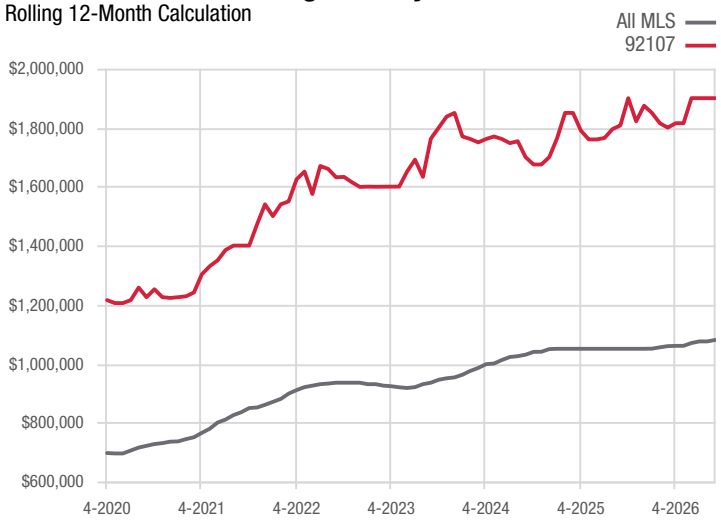
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	September			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 9-2025**	**Thru 9-2026**	**% Change**
New Listings	8	**14**	+ 75.0%	87	**108**	+ 24.1%
Pending Sales	5	**11**	+ 120.0%	46	**59**	+ 28.3%
Closed Sales	7	**3**	- 57.1%	48	**53**	+ 10.4%
Median Sales Price*	$835,000	**$765,000**	- 8.4%	$703,750	**$750,000**	+ 6.6%
Percent of Original List Price Received*	97.6%	**96.0%**	- 1.6%	96.1%	**97.4%**	+ 1.4%
Days on Market Until Sale	50	**17**	- 66.0%	53	**30**	- 43.4%
Inventory of Homes for Sale	16	**20**	+ 25.0%	—	—	—
Months Supply of Inventory	3.0	**3.1**	+ 3.3%	—	—	—

* 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.

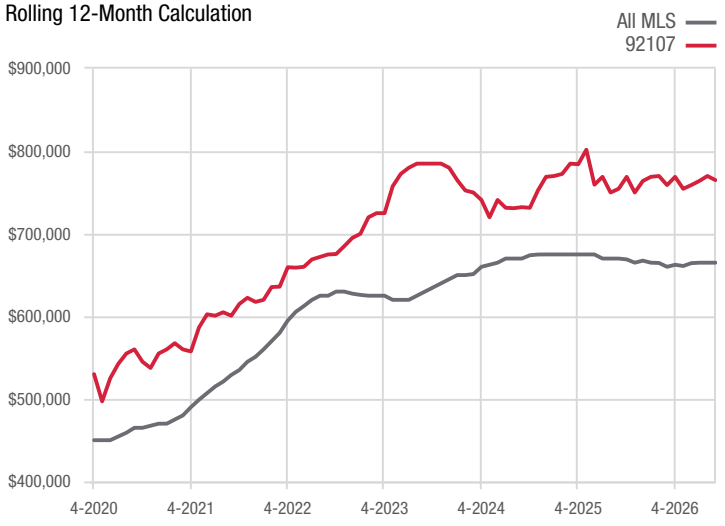
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



SAN DIEGO | MLS

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