Local Market Update for October 2026

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

92107

Ocean Beach

Detached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	18	**20**	+ 11.1%	192	**159**	- 17.2%
Pending Sales	10	**11**	+ 10.0%	102	**96**	- 5.9%
Closed Sales	12	**8**	- 33.3%	103	**93**	- 9.7%
Median Sales Price*	$1,987,500	**$2,237,000**	+ 12.6%	$1,900,000	**$1,933,000**	+ 1.7%
Percent of Original List Price Received*	95.9%	**98.0%**	+ 2.2%	96.8%	**98.0%**	+ 1.2%
Days on Market Until Sale	34	**27**	- 20.6%	39	**30**	- 23.1%
Inventory of Homes for Sale	32	**24**	- 25.0%	—	**—**	—
Months Supply of Inventory	3.2	**2.6**	- 18.8%	—	**—**	—

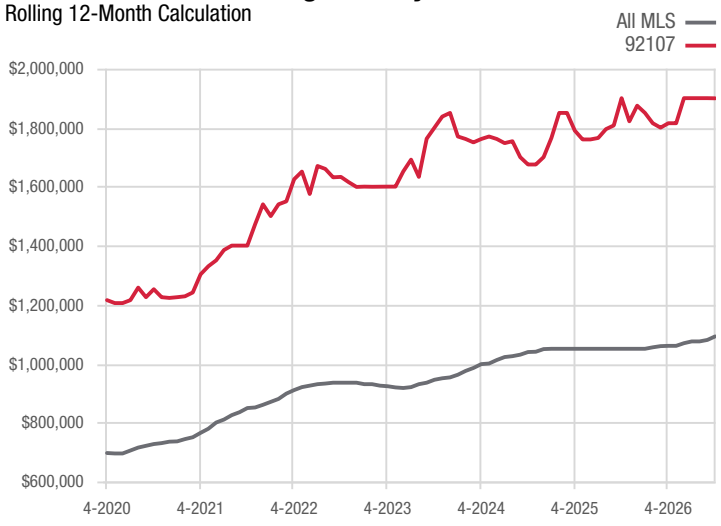
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	11	**8**	- 27.3%	98	**116**	+ 18.4%
Pending Sales	7	**4**	- 42.9%	53	**62**	+ 17.0%
Closed Sales	5	**12**	+ 140.0%	53	**65**	+ 22.6%
Median Sales Price*	$920,000	**$720,000**	- 21.7%	$707,500	**$749,000**	+ 5.9%
Percent of Original List Price Received*	92.6%	**97.3%**	+ 5.1%	95.8%	**97.4%**	+ 1.7%
Days on Market Until Sale	58	**26**	- 55.2%	53	**29**	- 45.3%
Inventory of Homes for Sale	18	**21**	+ 16.7%	—	**—**	—
Months Supply of Inventory	3.2	**3.5**	+ 9.4%	—	**—**	—

* 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.

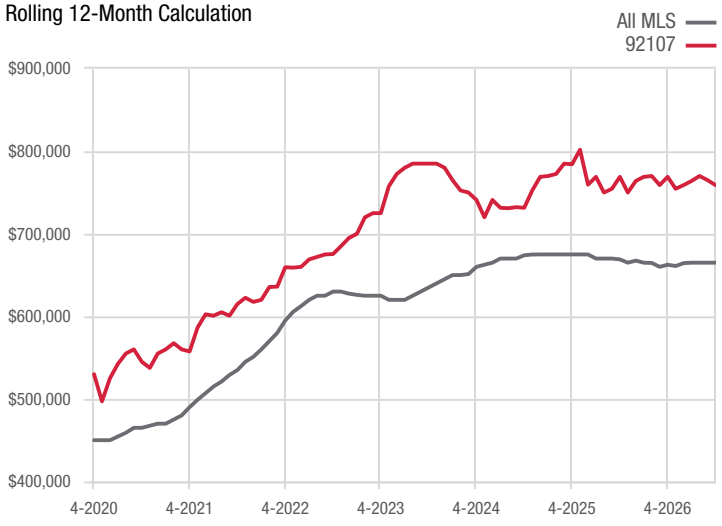
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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