

# Local Market Update for September 2025

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

92107

Ocean Beach

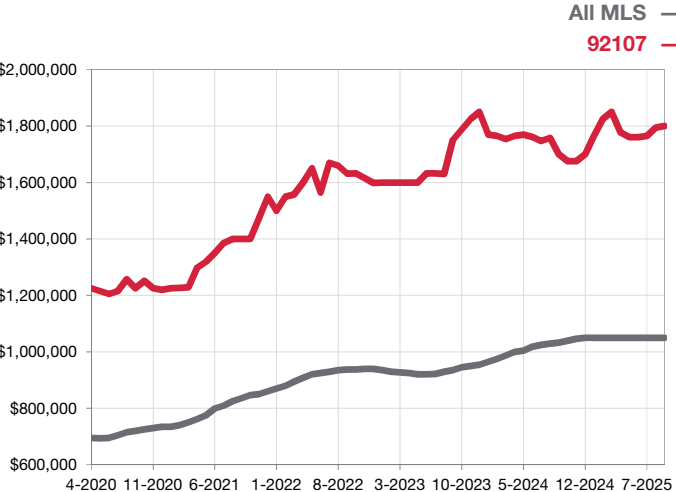
Detached	September			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	17	17	0.0%	105	175	+ 66.7%
Pending Sales	13	11	- 15.4%	94	95	+ 1.1%
Closed Sales	14	14	0.0%	90	90	0.0%
Median Sales Price*	\$1,467,500	\$1,950,000	+ 32.9%	\$1,662,500	\$1,862,500	+ 12.0%
Percent of Original List Price Received*	97.1%	95.4%	- 1.8%	96.9%	96.9%	0.0%
Days on Market Until Sale	29	32	+ 10.3%	36	39	+ 8.3%
Inventory of Homes for Sale	17	26	+ 52.9%	--	--	--
Months Supply of Inventory	1.8	2.5	+ 38.9%	--	--	--

\* 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.

Attached	September			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	7	7	0.0%	65	86	+ 32.3%
Pending Sales	2	6	+ 200.0%	54	47	- 13.0%
Closed Sales	4	6	+ 50.0%	63	47	- 25.4%
Median Sales Price*	\$775,930	\$899,691	+ 15.9%	\$750,000	\$707,500	- 5.7%
Percent of Original List Price Received*	102.8%	97.8%	- 4.9%	98.2%	96.1%	- 2.1%
Days on Market Until Sale	25	48	+ 92.0%	33	53	+ 60.6%
Inventory of Homes for Sale	14	14	0.0%	--	--	--
Months Supply of Inventory	2.2	2.6	+ 18.2%	--	--	--

\* 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

