

# Local Market Update for October 2024

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

## 92107

Ocean Beach

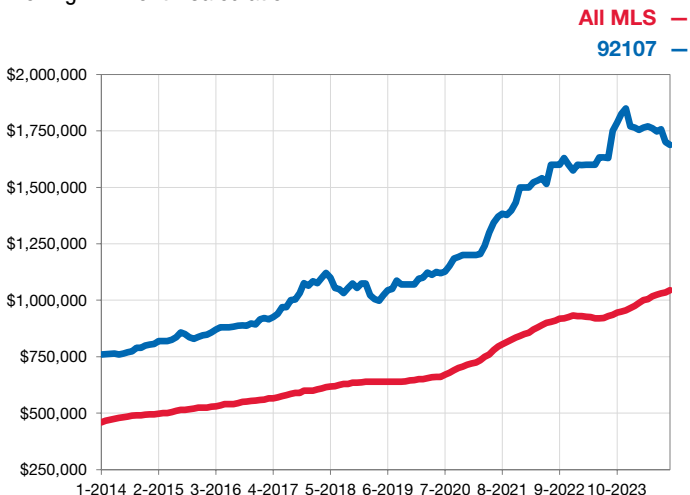
Single Family	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
<b>Key Metrics</b>						
New Listings	22	14	- 36.4%	132	162	+ 22.7%
Pending Sales	8	11	+ 37.5%	79	103	+ 30.4%
Closed Sales	6	10	+ 66.7%	79	100	+ 26.6%
Median Sales Price*	\$1,887,450	\$1,335,000	- 29.3%	\$1,850,000	\$1,650,000	- 10.8%
Percent of Original List Price Received*	97.8%	97.6%	- 0.2%	98.1%	96.9%	- 1.2%
Days on Market Until Sale	31	41	+ 32.3%	32	37	+ 15.6%
Inventory of Homes for Sale	27	24	- 11.1%	--	--	--
Months Supply of Inventory	3.5	2.5	- 28.6%	--	--	--

\* 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.

Townhouse-Condo	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
<b>Key Metrics</b>						
New Listings	12	9	- 25.0%	73	91	+ 24.7%
Pending Sales	4	4	0.0%	55	58	+ 5.5%
Closed Sales	4	2	- 50.0%	52	65	+ 25.0%
Median Sales Price*	\$795,000	\$741,750	- 6.7%	\$787,000	\$750,000	- 4.7%
Percent of Original List Price Received*	99.3%	99.1%	- 0.2%	100.9%	98.2%	- 2.7%
Days on Market Until Sale	29	23	- 20.7%	19	33	+ 73.7%
Inventory of Homes for Sale	16	16	0.0%	--	--	--
Months Supply of Inventory	3.4	2.5	- 26.5%	--	--	--

\* 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.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



**Median Sales Price – Townhouse-Condo**  
Rolling 12-Month Calculation

