

Local Market Update for March 2026

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

92107

Ocean Beach

Detached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	24	19	- 20.8%	64	54	- 15.6%
Pending Sales	10	16	+ 60.0%	30	35	+ 16.7%
Closed Sales	10	15	+ 50.0%	30	29	- 3.3%
Median Sales Price*	\$1,705,000	\$1,505,000	- 11.7%	\$1,987,500	\$1,867,500	- 6.0%
Percent of Original List Price Received*	99.0%	97.8%	- 1.2%	96.0%	97.4%	+ 1.5%
Days on Market Until Sale	56	25	- 55.4%	57	30	- 47.4%
Inventory of Homes for Sale	35	20	- 42.9%	—	—	—
Months Supply of Inventory	3.4	1.9	- 44.1%	—	—	—

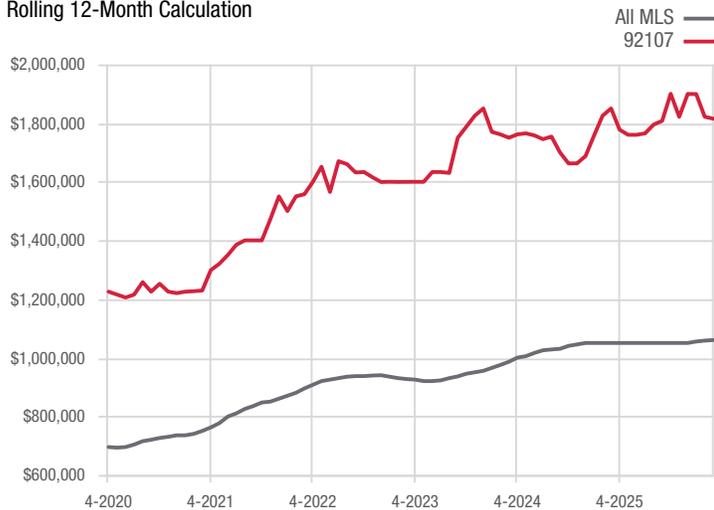
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	8	9	+ 12.5%	26	31	+ 19.2%
Pending Sales	5	8	+ 60.0%	14	21	+ 50.0%
Closed Sales	6	6	0.0%	15	18	+ 20.0%
Median Sales Price*	\$857,500	\$519,500	- 39.4%	\$840,000	\$867,500	+ 3.3%
Percent of Original List Price Received*	101.2%	96.5%	- 4.6%	99.5%	96.9%	- 2.6%
Days on Market Until Sale	15	24	+ 60.0%	39	24	- 38.5%
Inventory of Homes for Sale	13	12	- 7.7%	—	—	—
Months Supply of Inventory	2.4	2.0	- 16.7%	—	—	—

* 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

