

92107

Ocean Beach

Detached	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	26	11	- 57.7%	156	128	- 17.9%
Pending Sales	18	9	- 50.0%	82	79	- 3.7%
Closed Sales	11	7	- 36.4%	76	78	+ 2.6%
Median Sales Price*	\$1,815,000	\$1,815,000	0.0%	\$1,807,500	\$1,883,750	+ 4.2%
Percent of Original List Price Received*	96.4%	99.4%	+ 3.1%	97.2%	98.0%	+ 0.8%
Days on Market Until Sale	31	24	- 22.6%	40	30	- 25.0%
Inventory of Homes for Sale	29	14	- 51.7%	—	—	—
Months Supply of Inventory	2.8	1.5	- 46.4%	—	—	—

* 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.

Attached	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	5	15	+ 200.0%	79	97	+ 22.8%
Pending Sales	4	5	+ 25.0%	41	50	+ 22.0%
Closed Sales	4	5	+ 25.0%	41	50	+ 22.0%
Median Sales Price*	\$724,500	\$818,100	+ 12.9%	\$700,000	\$749,500	+ 7.1%
Percent of Original List Price Received*	98.7%	99.2%	+ 0.5%	95.8%	97.5%	+ 1.8%
Days on Market Until Sale	36	23	- 36.1%	54	31	- 42.6%
Inventory of Homes for Sale	17	24	+ 41.2%	—	—	—
Months Supply of Inventory	3.4	3.9	+ 14.7%	—	—	—

* 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.

