

# Local Market Update for November 2025

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

## 92107

Ocean Beach

Detached		November			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings		15	15	0.0%	166	209	+ 25.9%
Pending Sales		8	9	+ 12.5%	112	111	- 0.9%
Closed Sales		11	10	- 9.1%	111	113	+ 1.8%
Median Sales Price*		\$2,090,120	\$1,637,500	- 21.7%	\$1,650,000	\$1,850,000	+ 12.1%
Percent of Original List Price Received*		99.9%	98.0%	- 1.9%	97.3%	96.9%	- 0.4%
Days on Market Until Sale		18	62	+ 244.4%	34	41	+ 20.6%
Inventory of Homes for Sale		33	28	- 15.2%	--	--	--
Months Supply of Inventory		3.4	2.8	- 17.6%	--	--	--

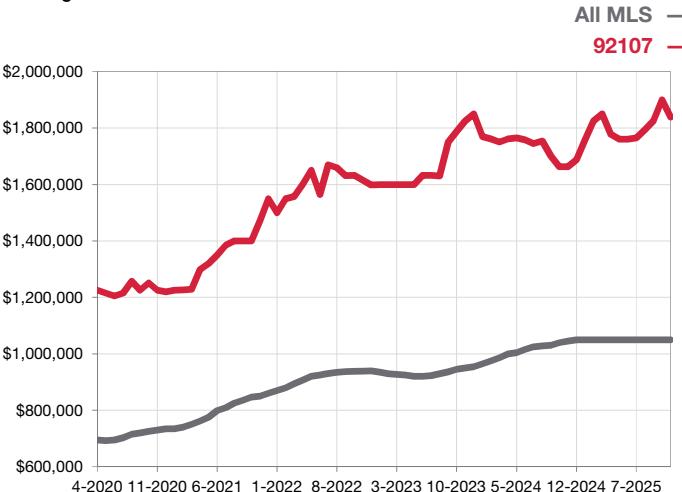
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		November			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings		7	6	- 14.3%	97	100	+ 3.1%
Pending Sales		10	5	- 50.0%	67	58	- 13.4%
Closed Sales		3	5	+ 66.7%	68	58	- 14.7%
Median Sales Price*		\$782,500	\$759,000	- 3.0%	\$762,500	\$735,000	- 3.6%
Percent of Original List Price Received*		98.2%	95.1%	- 3.2%	98.2%	95.7%	- 2.5%
Days on Market Until Sale		26	42	+ 61.5%	32	52	+ 62.5%
Inventory of Homes for Sale		12	11	- 8.3%	--	--	--
Months Supply of Inventory		1.8	2.1	+ 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

