

# Local Market Update for December 2025

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

## 92107

Ocean Beach

Detached		December			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings		4	4	0.0%	167	194	+ 16.2%
Pending Sales		11	7	- 36.4%	123	119	- 3.3%
Closed Sales		9	11	+ 22.2%	120	124	+ 3.3%
Median Sales Price*		\$1,765,000	<b>\$2,175,000</b>	+ 23.2%	\$1,687,500	<b>\$1,899,500</b>	+ 12.6%
Percent of Original List Price Received*		97.7%	<b>95.4%</b>	- 2.4%	97.4%	<b>96.8%</b>	- 0.6%
Days on Market Until Sale		26	<b>37</b>	+ 42.3%	34	<b>40</b>	+ 17.6%
Inventory of Homes for Sale		18	<b>10</b>	- 44.4%	--	--	--
Months Supply of Inventory		1.8	<b>1.0</b>	- 44.4%	--	--	--

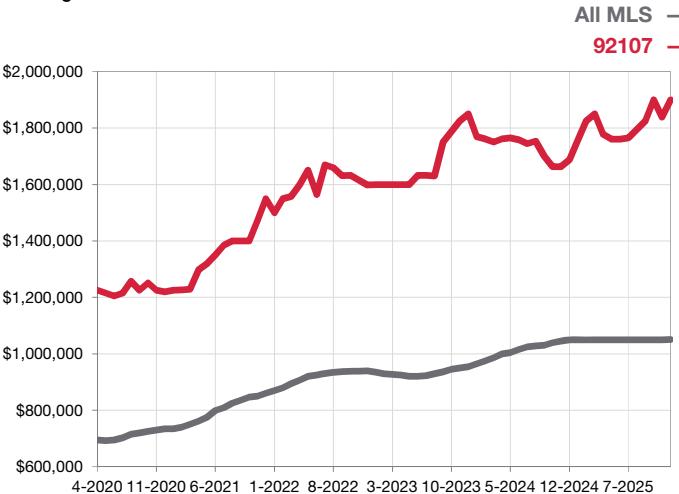
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		December			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings		3	1	- 66.7%	100	<b>95</b>	- 5.0%
Pending Sales		4	<b>3</b>	- 25.0%	71	<b>61</b>	- 14.1%
Closed Sales		9	<b>4</b>	- 55.6%	77	<b>62</b>	- 19.5%
Median Sales Price*		\$769,000	<b>\$874,250</b>	+ 13.7%	\$769,000	<b>\$754,500</b>	- 1.9%
Percent of Original List Price Received*		99.2%	<b>87.0%</b>	- 12.3%	98.3%	<b>95.1%</b>	- 3.3%
Days on Market Until Sale		30	<b>93</b>	+ 210.0%	32	<b>55</b>	+ 71.9%
Inventory of Homes for Sale		8	<b>7</b>	- 12.5%	--	--	--
Months Supply of Inventory		1.4	<b>1.4</b>	0.0%	--	--	--

\* 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

