

# Local Market Update for January 2026

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

92107

Ocean Beach

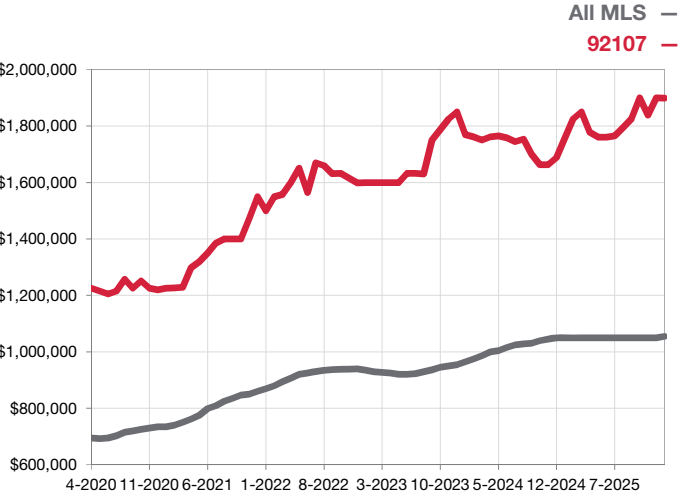
Detached	January			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	26	16	- 38.5%	26	16	- 38.5%
Pending Sales	11	9	- 18.2%	11	9	- 18.2%
Closed Sales	10	7	- 30.0%	10	7	- 30.0%
Median Sales Price*	\$2,273,050	\$2,623,000	+ 15.4%	\$2,273,050	\$2,623,000	+ 15.4%
Percent of Original List Price Received*	94.2%	96.2%	+ 2.1%	94.2%	96.2%	+ 2.1%
Days on Market Until Sale	101	38	- 62.4%	101	38	- 62.4%
Inventory of Homes for Sale	26	22	- 15.4%	--	--	--
Months Supply of Inventory	2.6	2.2	- 15.4%	--	--	--

\* 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	January			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	6	11	+ 83.3%	6	11	+ 83.3%
Pending Sales	5	4	- 20.0%	5	4	- 20.0%
Closed Sales	4	2	- 50.0%	4	2	- 50.0%
Median Sales Price*	\$723,650	\$785,500	+ 8.5%	\$723,650	\$785,500	+ 8.5%
Percent of Original List Price Received*	99.1%	95.9%	- 3.2%	99.1%	95.9%	- 3.2%
Days on Market Until Sale	32	17	- 46.9%	32	17	- 46.9%
Inventory of Homes for Sale	8	14	+ 75.0%	--	--	--
Months Supply of Inventory	1.3	2.8	+ 115.4%	--	--	--

\* 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.

Median Sales Price – Single Family  
Rolling 12-Month Calculation



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

