

# Local Market Update for December 2025

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

92107

Ocean Beach

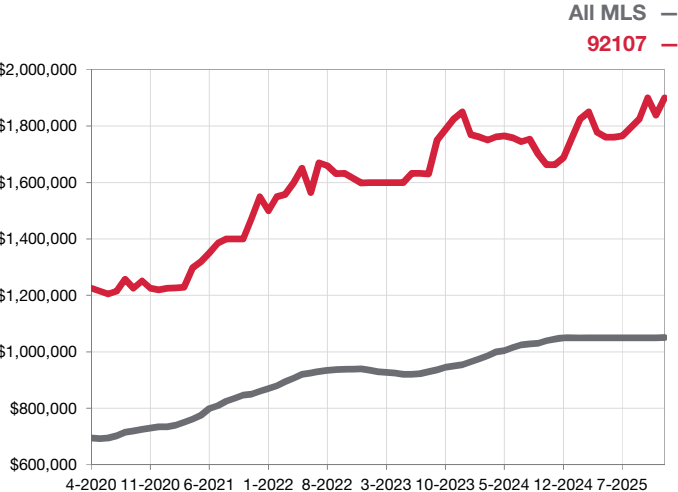
| Detached                                 | December    |             |                | Year to Date |              |                |
|--|-------------|-------------|----------------|--------------|--------------|----------------|
| Key Metrics                              | 2024        | 2025        | 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 | \$2,175,000 | + 23.2%        | \$1,687,500  | \$1,899,500  | + 12.6%        |
| Percent of Original List Price Received* | 97.7%       | 95.4%       | - 2.4%         | 97.4%        | 96.8%        | - 0.6%         |
| Days on Market Until Sale                | 26          | 37          | + 42.3%        | 34           | 40           | + 17.6%        |
| Inventory of Homes for Sale              | 18          | 10          | - 44.4%        | --           | --           | --             |
| Months Supply of Inventory               | 1.8         | 1.0         | - 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          | 95           | - 5.0%         |
| Pending Sales                            | 4         | 3         | - 25.0%        | 71           | 61           | - 14.1%        |
| Closed Sales                             | 9         | 4         | - 55.6%        | 77           | 62           | - 19.5%        |
| Median Sales Price*                      | \$769,000 | \$874,250 | + 13.7%        | \$769,000    | \$754,500    | - 1.9%         |
| Percent of Original List Price Received* | 99.2%     | 87.0%     | - 12.3%        | 98.3%        | 95.1%        | - 3.3%         |
| Days on Market Until Sale                | 30        | 93        | + 210.0%       | 32           | 55           | + 71.9%        |
| Inventory of Homes for Sale              | 8         | 7         | - 12.5%        | --           | --           | --             |
| Months Supply of Inventory               | 1.4       | 1.4       | 0.0%           | --           | --           | --             |

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Median Sales Price – Single Family  
Rolling 12-Month Calculation



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

