

Local Market Update for February 2024

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92054 - Oceanside

North San Diego County

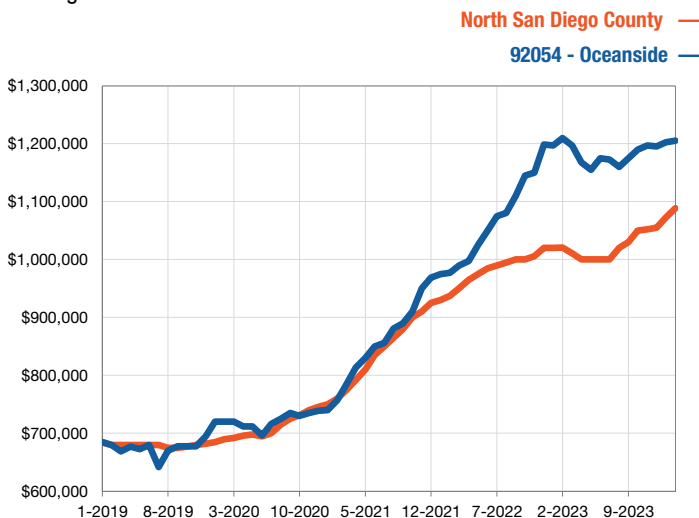
Detached Single-Family	February			Rolling 12 Months		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	8	20	+ 150.0%	269	261	- 3.0%
Pending Sales	11	19	+ 72.7%	189	179	- 5.3%
Closed Sales	6	8	+ 33.3%	203	164	- 19.2%
Days on Market Until Sale	56	19	- 66.1%	21	27	+ 28.6%
Median Sales Price*	\$1,380,000	\$1,422,500	+ 3.1%	\$1,210,000	\$1,205,000	- 0.4%
Average Sales Price*	\$1,835,000	\$1,475,125	- 19.6%	\$1,368,961	\$1,421,606	+ 3.8%
Percent of Original List Price Received*	95.0%	101.3%	+ 6.6%	99.5%	99.6%	+ 0.1%
Percent of List Price Received*	98.1%	101.7%	+ 3.7%	100.2%	100.6%	+ 0.4%
Inventory of Homes for Sale	32	23	- 28.1%	--	--	--
Months Supply of Inventory	2.0	1.5	- 25.0%	--	--	--

* 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.

Attached Single-Family	February			Rolling 12 Months		
	2023	2024	Percent Change	Thru 2-2023	Thru 2-2024	Percent Change
New Listings	12	31	+ 158.3%	200	227	+ 13.5%
Pending Sales	10	12	+ 20.0%	143	147	+ 2.8%
Closed Sales	6	15	+ 150.0%	146	145	- 0.7%
Days on Market Until Sale	68	40	- 41.2%	21	23	+ 9.5%
Median Sales Price*	\$567,500	\$1,500,000	+ 164.3%	\$812,500	\$975,000	+ 20.0%
Average Sales Price*	\$690,250	\$1,608,403	+ 133.0%	\$907,393	\$1,043,258	+ 15.0%
Percent of Original List Price Received*	90.7%	94.5%	+ 4.2%	99.6%	97.2%	- 2.4%
Percent of List Price Received*	97.7%	96.3%	- 1.4%	100.6%	98.9%	- 1.7%
Inventory of Homes for Sale	23	45	+ 95.7%	--	--	--
Months Supply of Inventory	1.9	3.7	+ 94.7%	--	--	--

* 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 – Detached Single-Family
Rolling 12-Month Calculation



Median Sales Price – Attached Single-Family
Rolling 12-Month Calculation

