



# Local Market Update for March 2019

Provided by the North San Diego County Association of REALTORS®.

## 92054 - Oceanside

North San Diego County

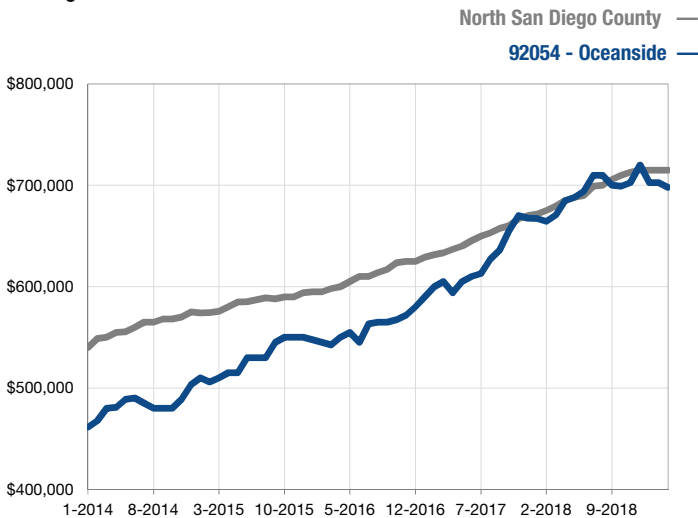
Detached Single-Family	March			Rolling 12 Months		
	2018	2019	Percent Change	Thru 3-2018	Thru 3-2019	Percent Change
<b>Key Metrics</b>						
New Listings	28	21	- 25.0%	346	349	+ 0.9%
Pending Sales	22	23	+ 4.5%	259	232	- 10.4%
Closed Sales	15	18	+ 20.0%	264	225	- 14.8%
Days on Market Until Sale	23	32	+ 39.1%	30	31	+ 3.3%
Median Sales Price*	\$725,000	<b>\$614,500</b>	- 15.2%	\$670,750	<b>\$698,000</b>	+ 4.1%
Average Sales Price*	\$802,918	<b>\$687,500</b>	- 14.4%	\$742,362	<b>\$743,260</b>	+ 0.1%
Percent of Original List Price Received*	99.8%	97.7%	- 2.1%	96.8%	97.5%	+ 0.7%
Percent of List Price Received*	99.8%	99.3%	- 0.5%	98.3%	98.6%	+ 0.3%
Inventory of Homes for Sale	40	31	- 22.5%	--	--	--
Months Supply of Inventory	1.9	1.6	- 15.8%	--	--	--

\* 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	March			Rolling 12 Months		
	2018	2019	Percent Change	Thru 3-2018	Thru 3-2019	Percent Change
<b>Key Metrics</b>						
New Listings	37	27	- 27.0%	349	311	- 10.9%
Pending Sales	19	11	- 42.1%	229	185	- 19.2%
Closed Sales	20	14	- 30.0%	231	182	- 21.2%
Days on Market Until Sale	41	40	- 2.4%	36	37	+ 2.8%
Median Sales Price*	\$532,500	<b>\$522,500</b>	- 1.9%	\$523,500	<b>\$562,500</b>	+ 7.4%
Average Sales Price*	\$610,370	<b>\$641,427</b>	+ 5.1%	\$578,760	<b>\$654,821</b>	+ 13.1%
Percent of Original List Price Received*	97.0%	95.9%	- 1.1%	96.7%	96.8%	+ 0.1%
Percent of List Price Received*	97.4%	96.4%	- 1.0%	97.8%	97.8%	0.0%
Inventory of Homes for Sale	53	71	+ 34.0%	--	--	--
Months Supply of Inventory	2.8	4.6	+ 64.3%	--	--	--

\* 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

