



# Local Market Update for November 2019

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

## 92054 - Oceanside

North San Diego County

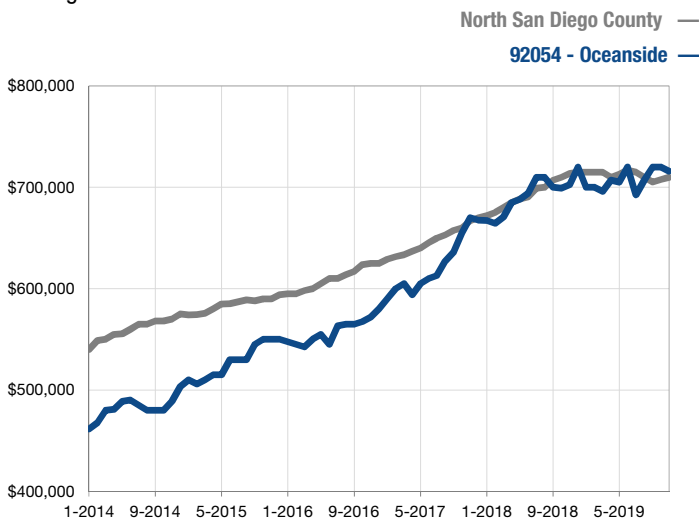
Detached Single-Family	November			Rolling 12 Months		
	2018	2019	Percent Change	Thru 11-2018	Thru 11-2019	Percent Change
<b>Key Metrics</b>						
New Listings	21	8	- 61.9%	344	316	- 8.1%
Pending Sales	8	22	+ 175.0%	219	228	+ 4.1%
Closed Sales	10	18	+ 80.0%	228	212	- 7.0%
Days on Market Until Sale	27	34	+ 25.9%	30	30	0.0%
Median Sales Price*	\$725,000	<b>\$692,500</b>	- 4.5%	\$702,500	<b>\$715,803</b>	+ 1.9%
Average Sales Price*	\$694,900	<b>\$756,856</b>	+ 8.9%	\$762,106	<b>\$724,974</b>	- 4.9%
Percent of Original List Price Received*	94.8%	<b>95.9%</b>	+ 1.2%	97.2%	<b>97.2%</b>	0.0%
Percent of List Price Received*	96.8%	<b>97.6%</b>	+ 0.8%	98.3%	<b>98.5%</b>	+ 0.2%
Inventory of Homes for Sale	58	30	- 48.3%	--	--	--
Months Supply of Inventory	3.2	1.6	- 50.0%	--	--	--

\* 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	November			Rolling 12 Months		
	2018	2019	Percent Change	Thru 11-2018	Thru 11-2019	Percent Change
<b>Key Metrics</b>						
New Listings	26	14	- 46.2%	324	354	+ 9.3%
Pending Sales	9	10	+ 11.1%	200	191	- 4.5%
Closed Sales	9	13	+ 44.4%	203	187	- 7.9%
Days on Market Until Sale	45	39	- 13.3%	37	50	+ 35.1%
Median Sales Price*	\$547,650	<b>\$540,000</b>	- 1.4%	\$558,900	<b>\$615,000</b>	+ 10.0%
Average Sales Price*	\$644,561	<b>\$531,615</b>	- 17.5%	\$634,829	<b>\$671,825</b>	+ 5.8%
Percent of Original List Price Received*	98.0%	<b>95.5%</b>	- 2.6%	96.8%	<b>96.0%</b>	- 0.8%
Percent of List Price Received*	98.0%	<b>97.7%</b>	- 0.3%	97.9%	<b>97.5%</b>	- 0.4%
Inventory of Homes for Sale	52	67	+ 28.8%	--	--	--
Months Supply of Inventory	3.1	4.2	+ 35.5%	--	--	--

\* 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

