

Local Market Update for June 2024

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92054 - Oceanside

North San Diego County

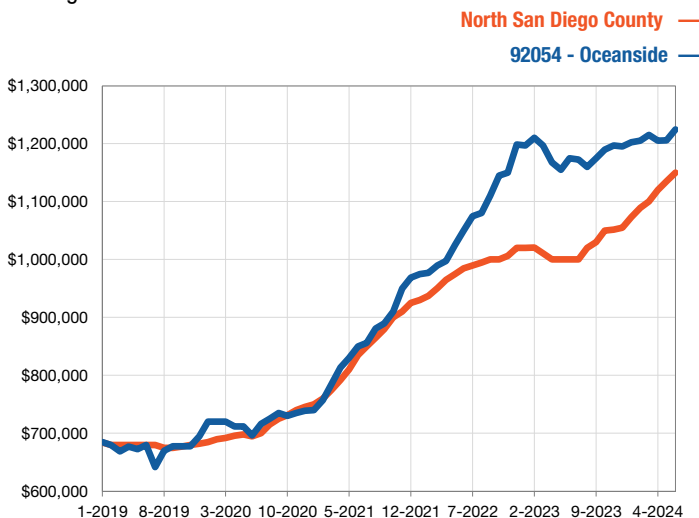
Detached Single-Family	June			Rolling 12 Months		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	24	24	0.0%	243	285	+ 17.3%
Pending Sales	16	12	- 25.0%	161	187	+ 16.1%
Closed Sales	15	16	+ 6.7%	163	188	+ 15.3%
Days on Market Until Sale	14	29	+ 107.1%	26	25	- 3.8%
Median Sales Price*	\$1,205,000	\$1,244,850	+ 3.3%	\$1,175,000	\$1,225,000	+ 4.3%
Average Sales Price*	\$1,354,393	\$1,379,827	+ 1.9%	\$1,409,178	\$1,355,760	- 3.8%
Percent of Original List Price Received*	100.6%	101.8%	+ 1.2%	97.3%	99.4%	+ 2.2%
Percent of List Price Received*	99.3%	103.8%	+ 4.5%	98.5%	100.8%	+ 2.3%
Inventory of Homes for Sale	43	40	- 7.0%	--	--	--
Months Supply of Inventory	3.2	2.6	- 18.8%	--	--	--

* 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	June			Rolling 12 Months		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	16	27	+ 68.8%	167	263	+ 57.5%
Pending Sales	10	15	+ 50.0%	128	163	+ 27.3%
Closed Sales	12	18	+ 50.0%	130	159	+ 22.3%
Days on Market Until Sale	17	55	+ 223.5%	29	32	+ 10.3%
Median Sales Price*	\$885,000	\$977,500	+ 10.5%	\$825,000	\$995,000	+ 20.6%
Average Sales Price*	\$934,583	\$1,074,217	+ 14.9%	\$933,799	\$1,103,284	+ 18.2%
Percent of Original List Price Received*	95.0%	96.5%	+ 1.6%	96.8%	97.1%	+ 0.3%
Percent of List Price Received*	96.9%	98.9%	+ 2.1%	98.7%	98.8%	+ 0.1%
Inventory of Homes for Sale	28	48	+ 71.4%	--	--	--
Months Supply of Inventory	2.6	3.5	+ 34.6%	--	--	--

* 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

