

Local Market Update for April 2024

Provided by the North San Diego County REALTORS®.

92054 - Oceanside

North San Diego County

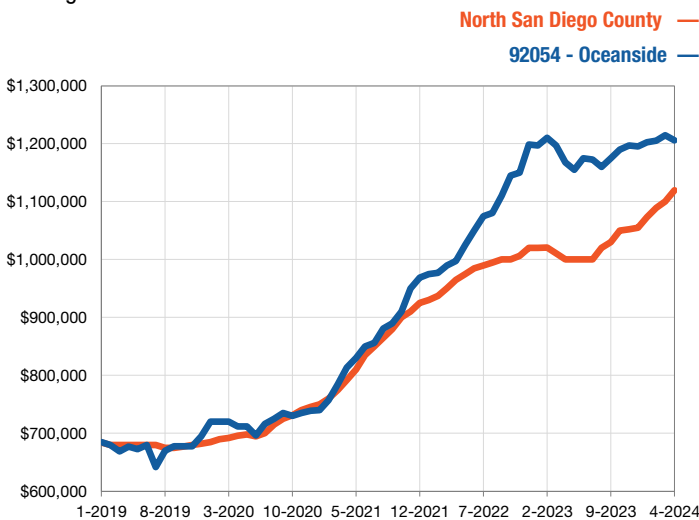
Detached Single-Family	April			Rolling 12 Months		
	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
Key Metrics						
New Listings	28	23	- 17.9%	247	275	+ 11.3%
Pending Sales	13	18	+ 38.5%	170	182	+ 7.1%
Closed Sales	16	24	+ 50.0%	182	178	- 2.2%
Days on Market Until Sale	47	22	- 53.2%	24	24	0.0%
Median Sales Price*	\$1,207,500	\$1,197,950	- 0.8%	\$1,167,500	\$1,205,500	+ 3.3%
Average Sales Price*	\$1,657,906	\$1,291,302	- 22.1%	\$1,412,882	\$1,363,335	- 3.5%
Percent of Original List Price Received*	96.9%	98.9%	+ 2.1%	98.1%	99.8%	+ 1.7%
Percent of List Price Received*	99.7%	101.3%	+ 1.6%	99.1%	100.8%	+ 1.7%
Inventory of Homes for Sale	36	40	+ 11.1%	--	--	--
Months Supply of Inventory	2.5	2.6	+ 4.0%	--	--	--

* 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	April			Rolling 12 Months		
	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
Key Metrics						
New Listings	16	28	+ 75.0%	181	248	+ 37.0%
Pending Sales	12	16	+ 33.3%	139	153	+ 10.1%
Closed Sales	11	15	+ 36.4%	143	148	+ 3.5%
Days on Market Until Sale	42	31	- 26.2%	26	25	- 3.8%
Median Sales Price*	\$750,000	\$1,275,000	+ 70.0%	\$805,000	\$1,000,000	+ 24.2%
Average Sales Price*	\$703,909	\$1,287,260	+ 82.9%	\$928,835	\$1,086,546	+ 17.0%
Percent of Original List Price Received*	93.4%	97.9%	+ 4.8%	98.1%	97.3%	- 0.8%
Percent of List Price Received*	97.2%	98.7%	+ 1.5%	99.5%	98.7%	- 0.8%
Inventory of Homes for Sale	21	51	+ 142.9%	--	--	--
Months Supply of Inventory	1.8	4.0	+ 122.2%	--	--	--

* 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

