

# Local Market Update for March 2024

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

## 92054 - Oceanside

North San Diego County

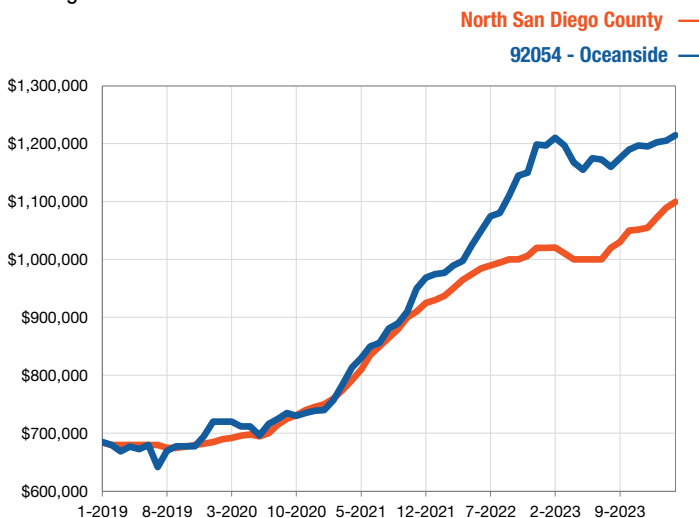
Detached Single-Family	March			Rolling 12 Months		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	16	23	+ 43.8%	251	273	+ 8.8%
Pending Sales	17	16	- 5.9%	185	175	- 5.4%
Closed Sales	8	14	+ 75.0%	187	170	- 9.1%
Days on Market Until Sale	25	11	- 56.0%	22	26	+ 18.2%
Median Sales Price*	\$1,345,250	\$1,440,000	+ 7.0%	\$1,197,000	\$1,215,000	+ 1.5%
Average Sales Price*	\$1,856,938	\$1,422,929	- 23.4%	\$1,377,717	\$1,401,229	+ 1.7%
Percent of Original List Price Received*	101.1%	100.5%	- 0.6%	98.9%	99.6%	+ 0.7%
Percent of List Price Received*	99.6%	101.1%	+ 1.5%	99.7%	100.7%	+ 1.0%
Inventory of Homes for Sale	25	33	+ 32.0%	--	--	--
Months Supply of Inventory	1.6	2.3	+ 43.8%	--	--	--

\* 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		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	15	17	+ 13.3%	188	231	+ 22.9%
Pending Sales	15	16	+ 6.7%	141	148	+ 5.0%
Closed Sales	16	15	- 6.3%	145	144	- 0.7%
Days on Market Until Sale	25	51	+ 104.0%	23	26	+ 13.0%
Median Sales Price*	\$837,500	\$849,900	+ 1.5%	\$825,000	\$963,500	+ 16.8%
Average Sales Price*	\$1,090,813	\$1,028,226	- 5.7%	\$937,482	\$1,036,409	+ 10.6%
Percent of Original List Price Received*	97.8%	95.4%	- 2.5%	98.8%	97.0%	- 1.8%
Percent of List Price Received*	99.0%	96.5%	- 2.5%	99.9%	98.6%	- 1.3%
Inventory of Homes for Sale	20	41	+ 105.0%	--	--	--
Months Supply of Inventory	1.7	3.3	+ 94.1%	--	--	--

\* 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

