

Local Market Update for March 2024

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92056 - Oceanside

North San Diego County

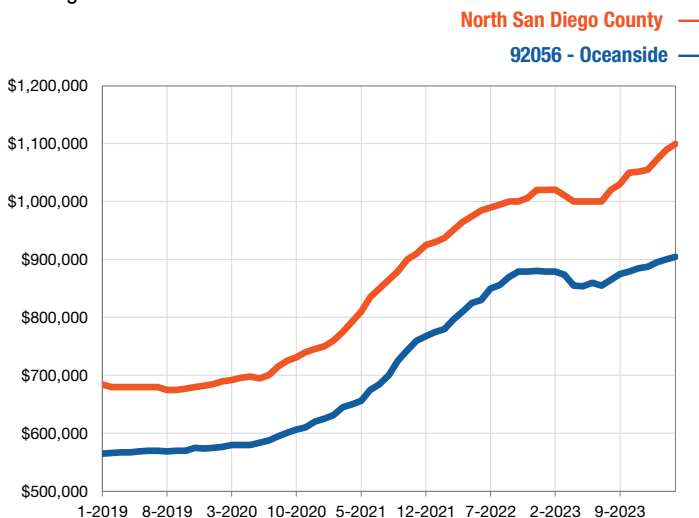
Detached Single-Family	March			Rolling 12 Months		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	23	29	+ 26.1%	441	348	- 21.1%
Pending Sales	16	37	+ 131.3%	348	313	- 10.1%
Closed Sales	32	35	+ 9.4%	372	303	- 18.5%
Days on Market Until Sale	37	18	- 51.4%	22	17	- 22.7%
Median Sales Price*	\$862,500	\$955,000	+ 10.7%	\$874,000	\$905,000	+ 3.5%
Average Sales Price*	\$850,931	\$1,039,500	+ 22.2%	\$902,510	\$970,493	+ 7.5%
Percent of Original List Price Received*	98.4%	102.3%	+ 4.0%	99.5%	101.3%	+ 1.8%
Percent of List Price Received*	100.0%	103.1%	+ 3.1%	101.2%	101.6%	+ 0.4%
Inventory of Homes for Sale	33	18	- 45.5%	--	--	--
Months Supply of Inventory	1.1	0.7	- 36.4%	--	--	--

* 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	18	22	+ 22.2%	333	314	- 5.7%
Pending Sales	23	24	+ 4.3%	259	289	+ 11.6%
Closed Sales	21	17	- 19.0%	253	289	+ 14.2%
Days on Market Until Sale	43	33	- 23.3%	27	23	- 14.8%
Median Sales Price*	\$562,500	\$845,000	+ 50.2%	\$605,000	\$625,000	+ 3.3%
Average Sales Price*	\$605,381	\$779,742	+ 28.8%	\$655,488	\$675,350	+ 3.0%
Percent of Original List Price Received*	96.7%	97.9%	+ 1.2%	99.1%	99.7%	+ 0.6%
Percent of List Price Received*	99.2%	98.1%	- 1.1%	100.6%	100.2%	- 0.4%
Inventory of Homes for Sale	29	21	- 27.6%	--	--	--
Months Supply of Inventory	1.3	0.9	- 30.8%	--	--	--

* 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.

Median Sales Price – Detached Single-Family
Rolling 12-Month Calculation



Median Sales Price – Attached Single-Family
Rolling 12-Month Calculation

