



Local Market Update for March 2019

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

92056 - Oceanside

North San Diego County

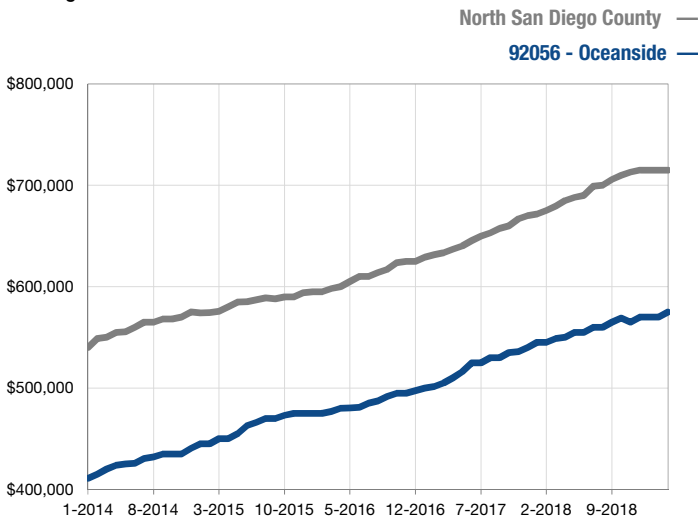
Detached Single-Family	March			Rolling 12 Months		
	2018	2019	Percent Change	Thru 3-2018	Thru 3-2019	Percent Change
Key Metrics						
New Listings	69	47	- 31.9%	670	640	- 4.5%
Pending Sales	39	41	+ 5.1%	564	461	- 18.3%
Closed Sales	47	33	- 29.8%	586	463	- 21.0%
Days on Market Until Sale	14	28	+ 100.0%	22	28	+ 27.3%
Median Sales Price*	\$550,000	\$565,000	+ 2.7%	\$549,000	\$575,000	+ 4.7%
Average Sales Price*	\$575,435	\$574,268	- 0.2%	\$560,535	\$588,410	+ 5.0%
Percent of Original List Price Received*	99.4%	97.5%	- 1.9%	98.8%	97.6%	- 1.2%
Percent of List Price Received*	99.5%	98.3%	- 1.2%	99.3%	98.8%	- 0.5%
Inventory of Homes for Sale	68	50	- 26.5%	--	--	--
Months Supply of Inventory	1.4	1.3	- 7.1%	--	--	--

* 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.

Attached Single-Family	March			Rolling 12 Months		
	2018	2019	Percent Change	Thru 3-2018	Thru 3-2019	Percent Change
Key Metrics						
New Listings	42	43	+ 2.4%	420	545	+ 29.8%
Pending Sales	31	36	+ 16.1%	351	314	- 10.5%
Closed Sales	37	21	- 43.2%	344	315	- 8.4%
Days on Market Until Sale	38	40	+ 5.3%	23	34	+ 47.8%
Median Sales Price*	\$395,000	\$450,000	+ 13.9%	\$369,000	\$405,000	+ 9.8%
Average Sales Price*	\$453,455	\$472,685	+ 4.2%	\$425,426	\$454,374	+ 6.8%
Percent of Original List Price Received*	97.6%	97.3%	- 0.3%	98.3%	97.2%	- 1.1%
Percent of List Price Received*	99.2%	98.0%	- 1.2%	98.9%	98.3%	- 0.6%
Inventory of Homes for Sale	49	60	+ 22.4%	--	--	--
Months Supply of Inventory	1.7	2.3	+ 35.3%	--	--	--

* 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

