# Local Market Update for June 2024
Provided by the North San Diego County REALTORS®.

# 92056 - Oceanside

North San Diego County

## Detached Single-Family

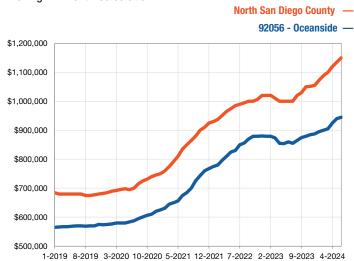| Key Metrics | June | | | Rolling 12 Months | | |
|---|---|---|---|---|---|---|
| | 2023 | 2024 | Percent Change | Thru 6-2023 | Thru 6-2024 | Percent Change |
| New Listings | 36 | 43 | + 19.4% | 384 | 389 | + 1.3% |
| Pending Sales | 37 | 30 | - 18.9% | 334 | 326 | - 2.4% |
| Closed Sales | 33 | 32 | - 3.0% | 341 | 322 | - 5.6% |
| Days on Market Until Sale | 11 | 16 | + 45.5% | 26 | 16 | - 38.5% |
| Median Sales Price* | $910,000 | $955,000 | + 4.9% | $860,000 | $945,000 | + 9.9% |
| Average Sales Price* | $948,955 | $973,328 | + 2.6% | $888,422 | $995,484 | + 12.1% |
| Percent of Original List Price Received* | 100.9% | 100.3% | - 0.6% | 97.7% | 101.4% | + 3.8% |
| Percent of List Price Received* | 100.9% | 100.5% | - 0.4% | 99.8% | 101.7% | + 1.9% |
| Inventory of Homes for Sale | 35 | 48 | + 37.1% | -- | -- | -- |
| Months Supply of Inventory | 1.3 | 1.8 | + 38.5% | -- | -- | -- |

* 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

| Key Metrics | June | | | Rolling 12 Months | | |
|---|---|---|---|---|---|---|
| | 2023 | 2024 | Percent Change | Thru 6-2023 | Thru 6-2024 | Percent Change |
| New Listings | 32 | 27 | - 15.6% | 333 | 292 | - 12.3% |
| Pending Sales | 25 | 12 | - 52.0% | 269 | 255 | - 5.2% |
| Closed Sales | 33 | 11 | - 66.7% | 279 | 256 | - 8.2% |
| Days on Market Until Sale | 13 | 14 | + 7.7% | 30 | 22 | - 26.7% |
| Median Sales Price* | $585,000 | $580,000 | - 0.9% | $587,500 | $653,000 | + 11.1% |
| Average Sales Price* | $653,559 | $651,764 | - 0.3% | $633,500 | $706,247 | + 11.5% |
| Percent of Original List Price Received* | 101.1% | 100.5% | - 0.6% | 98.3% | 99.8% | + 1.5% |
| Percent of List Price Received* | 101.2% | 101.2% | 0.0% | 99.9% | 100.3% | + 0.4% |
| Inventory of Homes for Sale | 35 | 38 | + 8.6% | -- | -- | -- |
| Months Supply of Inventory | 1.6 | 1.8 | + 12.5% | -- | -- | -- |

* 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

North San Diego County —
92056 - Oceanside —



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

North San Diego County —
92056 - Oceanside —