

# Local Market Update for April 2024

Provided by the North San Diego County REALTORS®.

## 92056 - Oceanside

North San Diego County

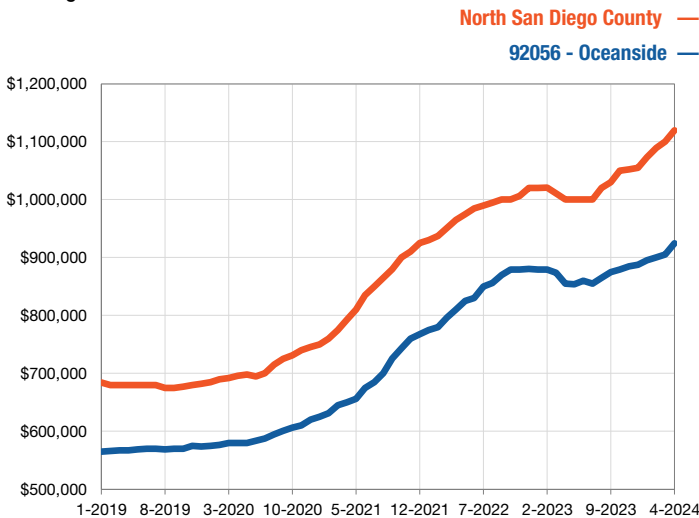
Detached Single-Family	April			Rolling 12 Months		
	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
<b>Key Metrics</b>						
New Listings	23	40	+ 73.9%	421	373	- 11.4%
Pending Sales	19	30	+ 57.9%	342	325	- 5.0%
Closed Sales	22	30	+ 36.4%	346	311	- 10.1%
Days on Market Until Sale	28	13	- 53.6%	24	16	- 33.3%
Median Sales Price*	\$852,000	\$965,000	+ 13.3%	\$855,000	\$925,000	+ 8.2%
Average Sales Price*	\$888,934	\$1,007,567	+ 13.3%	\$889,904	\$979,839	+ 10.1%
Percent of Original List Price Received*	99.2%	102.4%	+ 3.2%	98.4%	101.5%	+ 3.2%
Percent of List Price Received*	101.2%	101.8%	+ 0.6%	100.5%	101.7%	+ 1.2%
Inventory of Homes for Sale	34	32	- 5.9%	--	--	--
Months Supply of Inventory	1.2	1.2	0.0%	--	--	--

\* 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
<b>Key Metrics</b>						
New Listings	38	22	- 42.1%	331	301	- 9.1%
Pending Sales	33	16	- 51.5%	265	274	+ 3.4%
Closed Sales	27	27	0.0%	259	289	+ 11.6%
Days on Market Until Sale	28	15	- 46.4%	29	22	- 24.1%
Median Sales Price*	\$640,000	\$720,000	+ 12.5%	\$605,000	\$630,000	+ 4.1%
Average Sales Price*	\$653,828	\$753,241	+ 15.2%	\$648,658	\$684,637	+ 5.5%
Percent of Original List Price Received*	99.6%	102.0%	+ 2.4%	98.4%	99.9%	+ 1.5%
Percent of List Price Received*	100.7%	102.5%	+ 1.8%	100.0%	100.4%	+ 0.4%
Inventory of Homes for Sale	30	27	- 10.0%	--	--	--
Months Supply of Inventory	1.4	1.2	- 14.3%	--	--	--

\* 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

