

Local Market Update for December 2024

Provided by the North San Diego County REALTORS®.

92056 - Oceanside

North San Diego County

Detached Single-Family

Key Metrics	December			Rolling 12 Months		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	15	13	- 13.3%	334	419	+ 25.4%
Pending Sales	21	14	- 33.3%	311	329	+ 5.8%
Closed Sales	21	20	- 4.8%	311	336	+ 8.0%
Days on Market Until Sale	23	25	+ 8.7%	22	21	- 4.5%
Median Sales Price*	\$955,000	\$984,500	+ 3.1%	\$887,500	\$955,000	+ 7.6%
Average Sales Price*	\$1,105,179	\$1,059,695	- 4.1%	\$940,659	\$1,002,222	+ 6.5%
Percent of Original List Price Received*	98.6%	97.3%	- 1.3%	100.4%	99.6%	- 0.8%
Percent of List Price Received*	99.0%	99.0%	0.0%	101.2%	100.5%	- 0.7%
Inventory of Homes for Sale	26	31	+ 19.2%	--	--	--
Months Supply of Inventory	1.0	1.1	+ 10.0%	--	--	--

* 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.

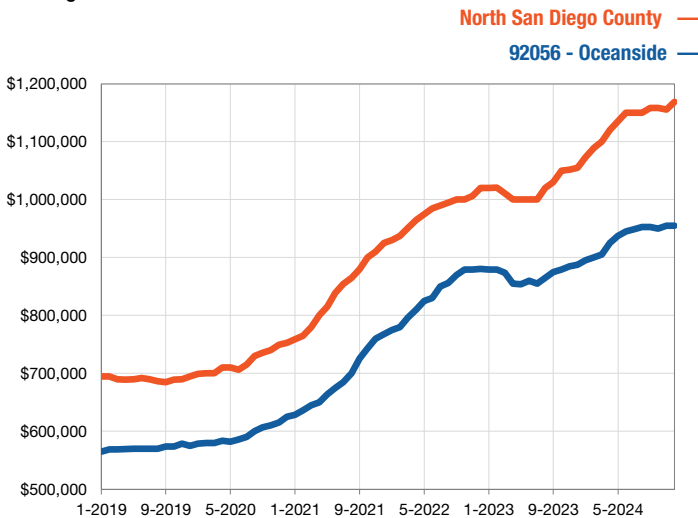
Attached Single-Family

Key Metrics	December			Rolling 12 Months		
	2023	2024	Percent Change	Thru 12-2023	Thru 12-2024	Percent Change
New Listings	9	22	+ 144.4%	308	336	+ 9.1%
Pending Sales	16	21	+ 31.3%	292	250	- 14.4%
Closed Sales	14	17	+ 21.4%	288	250	- 13.2%
Days on Market Until Sale	38	26	- 31.6%	26	25	- 3.8%
Median Sales Price*	\$685,500	\$749,000	+ 9.3%	\$607,500	\$725,000	+ 19.3%
Average Sales Price*	\$691,497	\$724,809	+ 4.8%	\$655,561	\$734,499	+ 12.0%
Percent of Original List Price Received*	97.7%	96.6%	- 1.1%	99.5%	99.0%	- 0.5%
Percent of List Price Received*	99.0%	99.0%	0.0%	100.4%	100.0%	- 0.4%
Inventory of Homes for Sale	27	47	+ 74.1%	--	--	--
Months Supply of Inventory	1.1	2.3	+ 109.1%	--	--	--

* 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

