

Local Market Update for July 2022

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92056 - Oceanside

North San Diego County

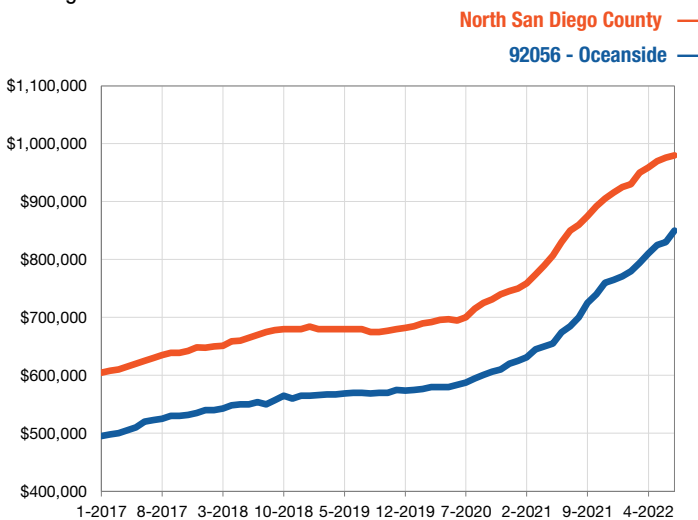
Detached Single-Family Key Metrics	July			Rolling 12 Months		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	62	48	- 22.6%	611	553	- 9.5%
Pending Sales	64	35	- 45.3%	577	469	- 18.7%
Closed Sales	58	30	- 48.3%	581	481	- 17.2%
Days on Market Until Sale	8	18	+ 125.0%	11	10	- 9.1%
Median Sales Price*	\$781,000	\$999,890	+ 28.0%	\$685,000	\$850,000	+ 24.1%
Average Sales Price*	\$786,231	\$980,154	+ 24.7%	\$686,750	\$868,949	+ 26.5%
Percent of Original List Price Received*	104.2%	98.5%	- 5.5%	103.2%	104.5%	+ 1.3%
Percent of List Price Received*	103.9%	100.1%	- 3.7%	102.8%	104.0%	+ 1.2%
Inventory of Homes for Sale	52	64	+ 23.1%	--	--	--
Months Supply of Inventory	1.1	1.6	+ 45.5%	--	--	--

* 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	July			Rolling 12 Months		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
New Listings	35	37	+ 5.7%	342	337	- 1.5%
Pending Sales	25	14	- 44.0%	318	288	- 9.4%
Closed Sales	28	27	- 3.6%	339	295	- 13.0%
Days on Market Until Sale	7	20	+ 185.7%	15	11	- 26.7%
Median Sales Price*	\$568,500	\$573,000	+ 0.8%	\$515,000	\$605,000	+ 17.5%
Average Sales Price*	\$607,719	\$635,896	+ 4.6%	\$526,308	\$644,264	+ 22.4%
Percent of Original List Price Received*	103.0%	99.3%	- 3.6%	101.5%	103.3%	+ 1.8%
Percent of List Price Received*	102.4%	100.6%	- 1.8%	101.1%	103.1%	+ 2.0%
Inventory of Homes for Sale	32	38	+ 18.8%	--	--	--
Months Supply of Inventory	1.2	1.6	+ 33.3%	--	--	--

* 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

