



# Local Market Update for November 2019

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

## 92056 - Oceanside

North San Diego County

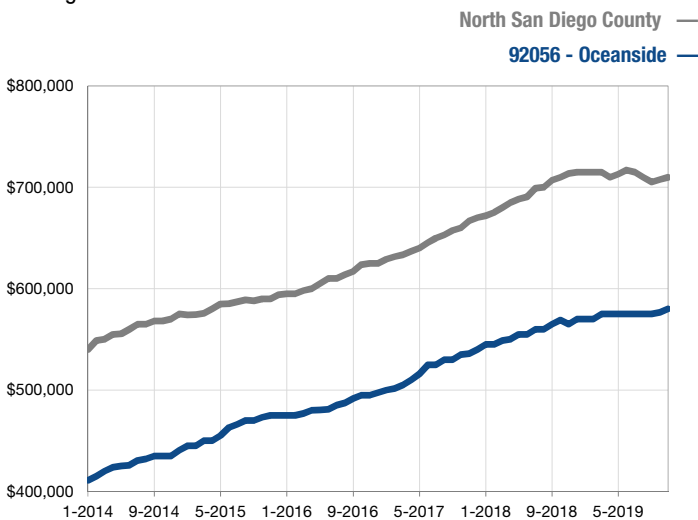
Detached Single-Family	November			Rolling 12 Months		
	2018	2019	Percent Change	Thru 11-2018	Thru 11-2019	Percent Change
<b>Key Metrics</b>						
New Listings	58	32	- 44.8%	676	554	- 18.0%
Pending Sales	31	27	- 12.9%	480	469	- 2.3%
Closed Sales	38	31	- 18.4%	494	455	- 7.9%
Days on Market Until Sale	30	23	- 23.3%	24	27	+ 12.5%
Median Sales Price*	\$555,000	<b>\$610,000</b>	+ 9.9%	\$565,000	<b>\$580,000</b>	+ 2.7%
Average Sales Price*	\$569,966	<b>\$647,948</b>	+ 13.7%	\$582,546	<b>\$594,410</b>	+ 2.0%
Percent of Original List Price Received*	96.4%	<b>99.3%</b>	+ 3.0%	98.2%	<b>98.5%</b>	+ 0.3%
Percent of List Price Received*	98.7%	<b>98.8%</b>	+ 0.1%	99.0%	<b>99.1%</b>	+ 0.1%
Inventory of Homes for Sale	84	43	- 48.8%	--	--	--
Months Supply of Inventory	2.1	1.1	- 47.6%	--	--	--

\* 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	November			Rolling 12 Months		
	2018	2019	Percent Change	Thru 11-2018	Thru 11-2019	Percent Change
<b>Key Metrics</b>						
New Listings	48	33	- 31.3%	500	499	- 0.2%
Pending Sales	18	25	+ 38.9%	322	341	+ 5.9%
Closed Sales	25	17	- 32.0%	325	331	+ 1.8%
Days on Market Until Sale	29	30	+ 3.4%	32	32	0.0%
Median Sales Price*	\$426,750	<b>\$444,000</b>	+ 4.0%	\$399,000	<b>\$415,000</b>	+ 4.0%
Average Sales Price*	\$448,350	<b>\$486,082</b>	+ 8.4%	\$456,679	<b>\$450,948</b>	- 1.3%
Percent of Original List Price Received*	95.4%	<b>98.0%</b>	+ 2.7%	97.6%	<b>97.7%</b>	+ 0.1%
Percent of List Price Received*	97.0%	<b>98.6%</b>	+ 1.6%	98.7%	<b>98.5%</b>	- 0.2%
Inventory of Homes for Sale	80	45	- 43.8%	--	--	--
Months Supply of Inventory	3.0	1.6	- 46.7%	--	--	--

\* 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

