

Local Market Update for November 2024

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92056 - Oceanside

North San Diego County

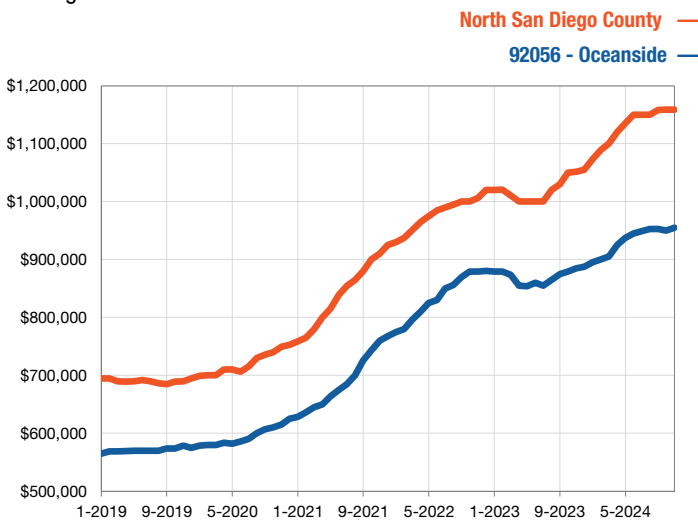
Detached Single-Family	November			Rolling 12 Months		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
Key Metrics						
New Listings	23	24	+ 4.3%	334	419	+ 25.4%
Pending Sales	21	15	- 28.6%	311	333	+ 7.1%
Closed Sales	24	33	+ 37.5%	317	337	+ 6.3%
Days on Market Until Sale	13	32	+ 146.2%	22	20	- 9.1%
Median Sales Price*	\$957,000	\$1,026,500	+ 7.3%	\$885,000	\$955,000	+ 7.9%
Average Sales Price*	\$1,002,083	\$1,001,364	- 0.1%	\$924,550	\$1,005,227	+ 8.7%
Percent of Original List Price Received*	100.3%	97.0%	- 3.3%	100.2%	99.7%	- 0.5%
Percent of List Price Received*	100.9%	98.6%	- 2.3%	101.3%	100.5%	- 0.8%
Inventory of Homes for Sale	34	41	+ 20.6%	--	--	--
Months Supply of Inventory	1.3	1.5	+ 15.4%	--	--	--

* 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		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
Key Metrics						
New Listings	15	18	+ 20.0%	313	318	+ 1.6%
Pending Sales	14	18	+ 28.6%	294	248	- 15.6%
Closed Sales	24	25	+ 4.2%	295	247	- 16.3%
Days on Market Until Sale	20	32	+ 60.0%	26	26	0.0%
Median Sales Price*	\$812,835	\$725,000	- 10.8%	\$600,000	\$725,000	+ 20.8%
Average Sales Price*	\$752,321	\$704,715	- 6.3%	\$650,542	\$732,728	+ 12.6%
Percent of Original List Price Received*	98.6%	97.8%	- 0.8%	99.3%	99.1%	- 0.2%
Percent of List Price Received*	99.5%	99.1%	- 0.4%	100.3%	100.0%	- 0.3%
Inventory of Homes for Sale	39	51	+ 30.8%	--	--	--
Months Supply of Inventory	1.6	2.5	+ 56.3%	--	--	--

* 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

