

# Local Market Update for March 2024

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

## 92057 - Oceanside

North San Diego County

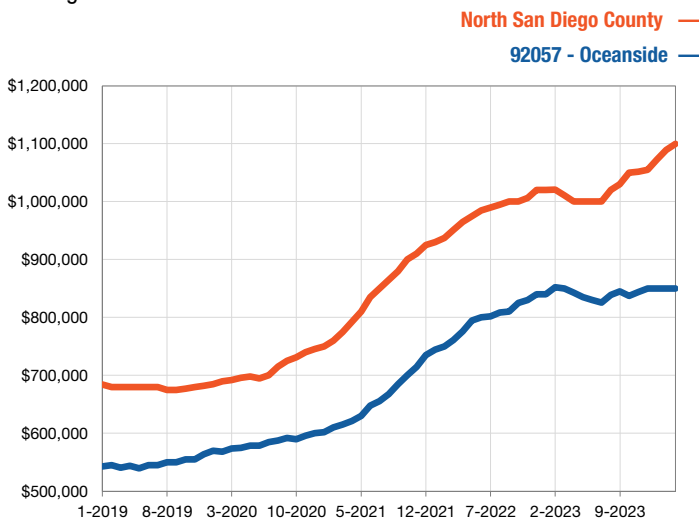
Detached Single-Family	March			Rolling 12 Months		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	33	32	- 3.0%	545	393	- 27.9%
Pending Sales	36	29	- 19.4%	407	336	- 17.4%
Closed Sales	41	17	- 58.5%	428	335	- 21.7%
Days on Market Until Sale	33	26	- 21.2%	22	21	- 4.5%
Median Sales Price*	\$810,000	\$905,000	+ 11.7%	\$850,000	\$850,000	0.0%
Average Sales Price*	\$803,945	\$900,295	+ 12.0%	\$850,114	\$847,771	- 0.3%
Percent of Original List Price Received*	97.8%	101.0%	+ 3.3%	99.8%	100.0%	+ 0.2%
Percent of List Price Received*	99.6%	100.8%	+ 1.2%	101.0%	100.4%	- 0.6%
Inventory of Homes for Sale	35	29	- 17.1%	--	--	--
Months Supply of Inventory	1.0	1.0	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	March			Rolling 12 Months		
	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	26	29	+ 11.5%	343	273	- 20.4%
Pending Sales	21	23	+ 9.5%	265	240	- 9.4%
Closed Sales	23	29	+ 26.1%	276	233	- 15.6%
Days on Market Until Sale	19	17	- 10.5%	19	22	+ 15.8%
Median Sales Price*	\$475,000	\$565,000	+ 18.9%	\$500,000	\$518,000	+ 3.6%
Average Sales Price*	\$494,761	\$586,100	+ 18.5%	\$515,409	\$522,943	+ 1.5%
Percent of Original List Price Received*	99.1%	99.8%	+ 0.7%	100.0%	99.4%	- 0.6%
Percent of List Price Received*	99.9%	100.2%	+ 0.3%	101.0%	100.1%	- 0.9%
Inventory of Homes for Sale	25	30	+ 20.0%	--	--	--
Months Supply of Inventory	1.1	1.5	+ 36.4%	--	--	--

\* 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.

Median Sales Price – Detached Single-Family  
Rolling 12-Month Calculation



Median Sales Price – Attached Single-Family  
Rolling 12-Month Calculation

