



# Local Market Update for March 2019

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

## 92057 - Oceanside

North San Diego County

### Detached Single-Family

Key Metrics	March			Rolling 12 Months		
	2018	2019	Percent Change	Thru 3-2018	Thru 3-2019	Percent Change
New Listings	97	56	- 42.3%	882	778	- 11.8%
Pending Sales	69	43	- 37.7%	710	579	- 18.5%
Closed Sales	60	42	- 30.0%	715	585	- 18.2%
Days on Market Until Sale	21	41	+ 95.2%	23	32	+ 39.1%
Median Sales Price*	\$572,500	<b>\$540,500</b>	- 5.6%	\$540,000	<b>\$550,000</b>	+ 1.9%
Average Sales Price*	\$571,181	<b>\$555,216</b>	- 2.8%	\$540,657	<b>\$559,339</b>	+ 3.5%
Percent of Original List Price Received*	98.7%	<b>98.9%</b>	+ 0.2%	98.8%	<b>98.2%</b>	- 0.6%
Percent of List Price Received*	99.0%	<b>99.3%</b>	+ 0.3%	99.3%	<b>99.3%</b>	0.0%
Inventory of Homes for Sale	103	83	- 19.4%	--	--	--
Months Supply of Inventory	1.7	1.7	0.0%	--	--	--

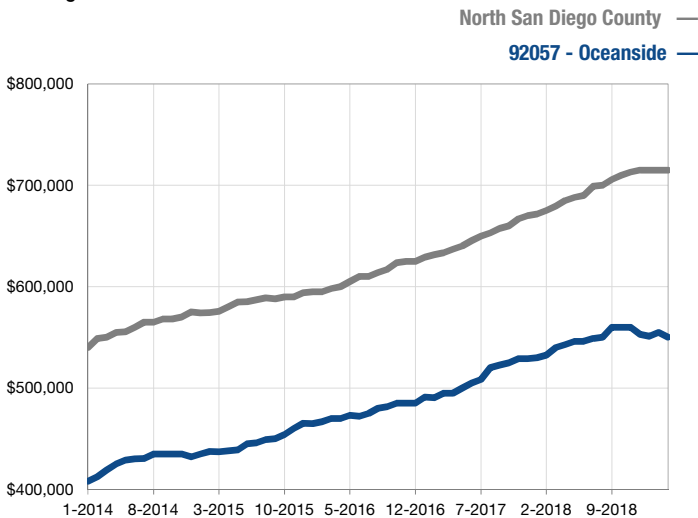
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

### Attached Single-Family

Key Metrics	March			Rolling 12 Months		
	2018	2019	Percent Change	Thru 3-2018	Thru 3-2019	Percent Change
New Listings	39	32	- 17.9%	453	489	+ 7.9%
Pending Sales	33	32	- 3.0%	362	349	- 3.6%
Closed Sales	33	21	- 36.4%	360	349	- 3.1%
Days on Market Until Sale	43	31	- 27.9%	32	36	+ 12.5%
Median Sales Price*	\$319,900	<b>\$330,000</b>	+ 3.2%	\$315,000	<b>\$330,000</b>	+ 4.8%
Average Sales Price*	\$314,452	<b>\$329,781</b>	+ 4.9%	\$312,415	<b>\$332,365</b>	+ 6.4%
Percent of Original List Price Received*	96.6%	<b>97.5%</b>	+ 0.9%	97.7%	<b>96.5%</b>	- 1.2%
Percent of List Price Received*	98.1%	<b>98.8%</b>	+ 0.7%	98.7%	<b>98.2%</b>	- 0.5%
Inventory of Homes for Sale	52	41	- 21.2%	--	--	--
Months Supply of Inventory	1.7	1.4	- 17.6%	--	--	--

\* 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.

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



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

