



Local Market Update for November 2019

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

92057 - Oceanside

North San Diego County

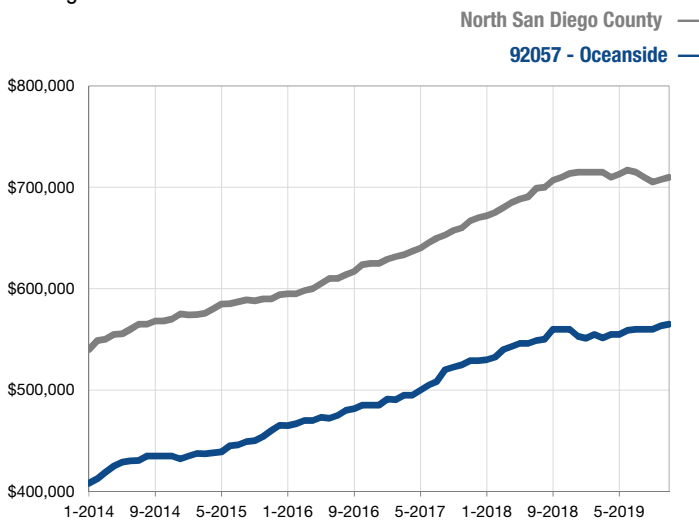
Detached Single-Family	November			Rolling 12 Months		
	2018	2019	Percent Change	Thru 11-2018	Thru 11-2019	Percent Change
Key Metrics						
New Listings	66	45	- 31.8%	855	745	- 12.9%
Pending Sales	39	40	+ 2.6%	616	574	- 6.8%
Closed Sales	34	47	+ 38.2%	621	569	- 8.4%
Days on Market Until Sale	35	27	- 22.9%	28	32	+ 14.3%
Median Sales Price*	\$545,000	\$586,250	+ 7.6%	\$560,000	\$565,000	+ 0.9%
Average Sales Price*	\$547,676	\$617,890	+ 12.8%	\$559,738	\$569,494	+ 1.7%
Percent of Original List Price Received*	97.6%	98.4%	+ 0.8%	98.4%	97.9%	- 0.5%
Percent of List Price Received*	99.1%	99.4%	+ 0.3%	99.3%	99.0%	- 0.3%
Inventory of Homes for Sale	103	64	- 37.9%	--	--	--
Months Supply of Inventory	2.0	1.3	- 35.0%	--	--	--

* 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	November			Rolling 12 Months		
	2018	2019	Percent Change	Thru 11-2018	Thru 11-2019	Percent Change
Key Metrics						
New Listings	33	31	- 6.1%	507	446	- 12.0%
Pending Sales	24	24	0.0%	364	328	- 9.9%
Closed Sales	33	18	- 45.5%	365	324	- 11.2%
Days on Market Until Sale	51	21	- 58.8%	36	30	- 16.7%
Median Sales Price*	\$319,000	\$347,000	+ 8.8%	\$329,500	\$339,950	+ 3.2%
Average Sales Price*	\$319,843	\$340,883	+ 6.6%	\$329,347	\$340,594	+ 3.4%
Percent of Original List Price Received*	95.2%	98.4%	+ 3.4%	96.7%	97.5%	+ 0.8%
Percent of List Price Received*	97.5%	99.5%	+ 2.1%	98.2%	98.7%	+ 0.5%
Inventory of Homes for Sale	56	45	- 19.6%	--	--	--
Months Supply of Inventory	1.8	1.6	- 11.1%	--	--	--

* 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

