

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

| Key Metrics | 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.

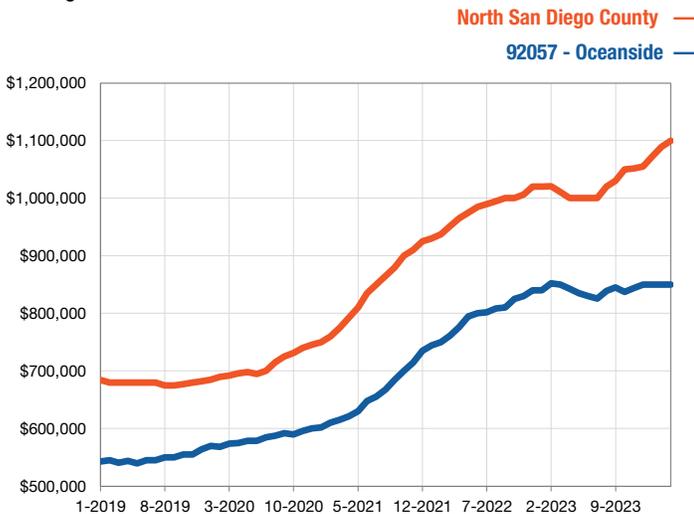
Attached Single-Family

| Key Metrics | 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

