

Local Market Update for November 2024

Provided by the North San Diego County REALTORS®.

92057 - Oceanside

North San Diego County

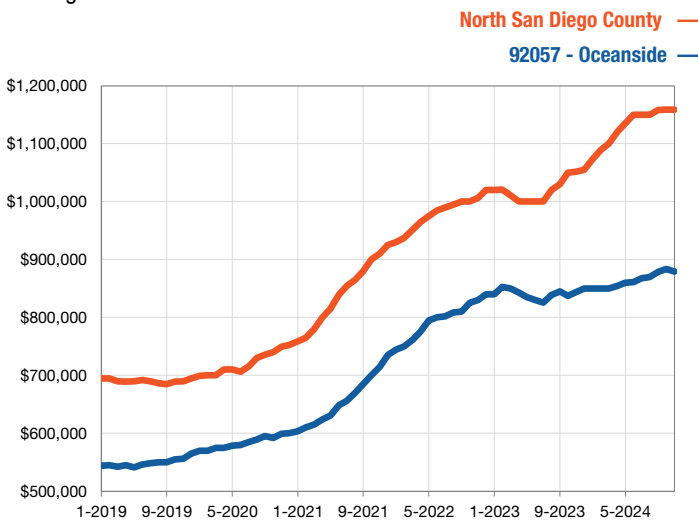
Detached Single-Family	November			Rolling 12 Months		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
Key Metrics						
New Listings	25	18	- 28.0%	408	451	+ 10.5%
Pending Sales	27	20	- 25.9%	353	360	+ 2.0%
Closed Sales	31	26	- 16.1%	350	357	+ 2.0%
Days on Market Until Sale	21	19	- 9.5%	24	21	- 12.5%
Median Sales Price*	\$855,000	\$806,500	- 5.7%	\$844,000	\$879,000	+ 4.1%
Average Sales Price*	\$797,090	\$820,901	+ 3.0%	\$831,068	\$888,240	+ 6.9%
Percent of Original List Price Received*	100.0%	99.8%	- 0.2%	99.3%	99.8%	+ 0.5%
Percent of List Price Received*	100.5%	100.6%	+ 0.1%	100.0%	100.4%	+ 0.4%
Inventory of Homes for Sale	41	54	+ 31.7%	--	--	--
Months Supply of Inventory	1.4	1.8	+ 28.6%	--	--	--

* 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.

Attached Single-Family	November			Rolling 12 Months		
	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
Key Metrics						
New Listings	23	16	- 30.4%	260	335	+ 28.8%
Pending Sales	21	13	- 38.1%	220	254	+ 15.5%
Closed Sales	14	16	+ 14.3%	216	249	+ 15.3%
Days on Market Until Sale	20	38	+ 90.0%	22	30	+ 36.4%
Median Sales Price*	\$527,500	\$464,700	- 11.9%	\$508,500	\$520,000	+ 2.3%
Average Sales Price*	\$546,429	\$487,588	- 10.8%	\$510,798	\$537,441	+ 5.2%
Percent of Original List Price Received*	98.2%	97.0%	- 1.2%	99.2%	98.7%	- 0.5%
Percent of List Price Received*	98.3%	99.2%	+ 0.9%	100.1%	99.8%	- 0.3%
Inventory of Homes for Sale	39	47	+ 20.5%	--	--	--
Months Supply of Inventory	2.1	2.2	+ 4.8%	--	--	--

* 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

