

# Local Market Update for April 2024

Provided by the North San Diego County REALTORS®.

## 92057 - Oceanside

North San Diego County

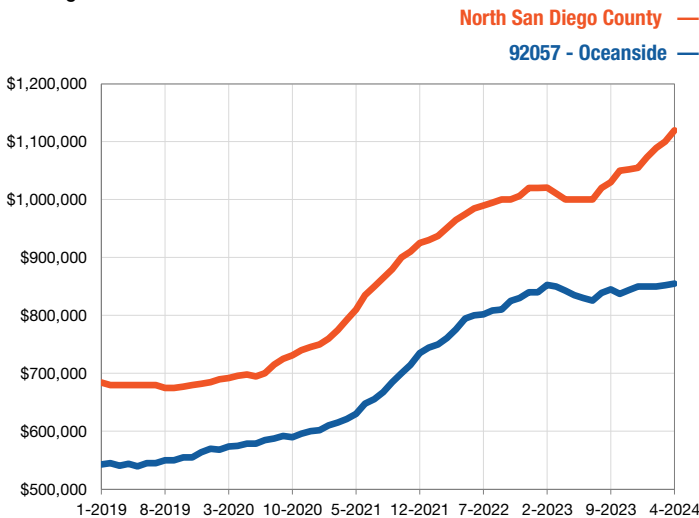
Detached Single-Family	April			Rolling 12 Months		
	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
<b>Key Metrics</b>						
New Listings	33	<b>38</b>	+ 15.2%	512	<b>405</b>	- 20.9%
Pending Sales	23	<b>30</b>	+ 30.4%	379	<b>348</b>	- 8.2%
Closed Sales	35	<b>36</b>	+ 2.9%	403	<b>337</b>	- 16.4%
Days on Market Until Sale	28	<b>14</b>	- 50.0%	24	<b>20</b>	- 16.7%
Median Sales Price*	\$825,000	<b>\$845,000</b>	+ 2.4%	\$843,000	<b>\$855,000</b>	+ 1.4%
Average Sales Price*	\$796,229	<b>\$828,823</b>	+ 4.1%	\$832,940	<b>\$851,700</b>	+ 2.3%
Percent of Original List Price Received*	98.8%	<b>100.9%</b>	+ 2.1%	98.5%	<b>100.3%</b>	+ 1.8%
Percent of List Price Received*	100.4%	<b>100.8%</b>	+ 0.4%	100.2%	<b>100.4%</b>	+ 0.2%
Inventory of Homes for Sale	41	<b>38</b>	- 7.3%	--	--	--
Months Supply of Inventory	1.3	<b>1.3</b>	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	April			Rolling 12 Months		
	2023	2024	Percent Change	Thru 4-2023	Thru 4-2024	Percent Change
<b>Key Metrics</b>						
New Listings	24	<b>22</b>	- 8.3%	319	<b>275</b>	- 13.8%
Pending Sales	27	<b>18</b>	- 33.3%	272	<b>232</b>	- 14.7%
Closed Sales	23	<b>27</b>	+ 17.4%	269	<b>237</b>	- 11.9%
Days on Market Until Sale	25	<b>32</b>	+ 28.0%	21	<b>23</b>	+ 9.5%
Median Sales Price*	\$500,000	<b>\$510,000</b>	+ 2.0%	\$500,000	<b>\$515,000</b>	+ 3.0%
Average Sales Price*	\$502,822	<b>\$514,085</b>	+ 2.2%	\$510,804	<b>\$523,886</b>	+ 2.6%
Percent of Original List Price Received*	99.6%	<b>99.2%</b>	- 0.4%	99.2%	<b>99.3%</b>	+ 0.1%
Percent of List Price Received*	100.6%	<b>99.6%</b>	- 1.0%	100.4%	<b>100.0%</b>	- 0.4%
Inventory of Homes for Sale	21	<b>31</b>	+ 47.6%	--	--	--
Months Supply of Inventory	0.9	<b>1.6</b>	+ 77.8%	--	--	--

\* 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

