

Local Market Update for June 2024

Provided by the North San Diego County REALTORS®.

92057 - Oceanside

North San Diego County

Detached Single-Family

Key Metrics	June			Rolling 12 Months		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	46	30	- 34.8%	466	396	- 15.0%
Pending Sales	32	26	- 18.8%	362	339	- 6.4%
Closed Sales	36	31	- 13.9%	370	340	- 8.1%
Days on Market Until Sale	8	17	+ 112.5%	25	22	- 12.0%
Median Sales Price*	\$801,500	\$795,000	- 0.8%	\$830,000	\$860,500	+ 3.7%
Average Sales Price*	\$834,167	\$791,323	- 5.1%	\$819,390	\$858,684	+ 4.8%
Percent of Original List Price Received*	102.2%	100.1%	- 2.1%	97.9%	100.1%	+ 2.2%
Percent of List Price Received*	101.6%	100.8%	- 0.8%	99.8%	100.3%	+ 0.5%
Inventory of Homes for Sale	54	50	- 7.4%	--	--	--
Months Supply of Inventory	1.8	1.8	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.

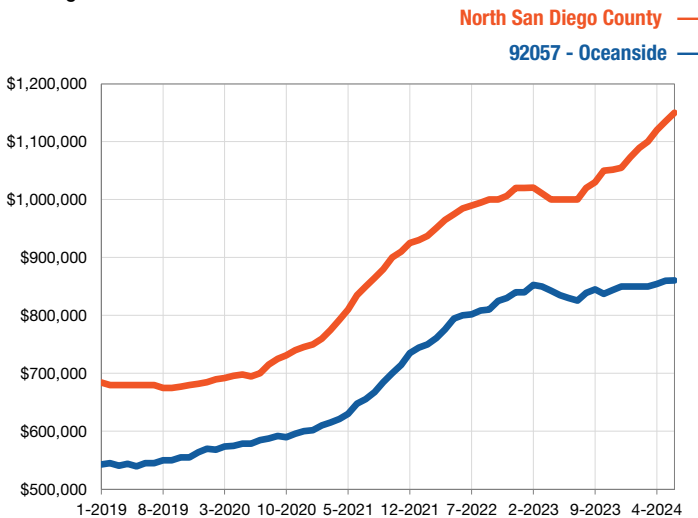
Attached Single-Family

Key Metrics	June			Rolling 12 Months		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	15	26	+ 73.3%	268	303	+ 13.1%
Pending Sales	17	24	+ 41.2%	236	234	- 0.8%
Closed Sales	20	16	- 20.0%	249	223	- 10.4%
Days on Market Until Sale	14	35	+ 150.0%	22	25	+ 13.6%
Median Sales Price*	\$477,500	\$494,500	+ 3.6%	\$500,000	\$510,000	+ 2.0%
Average Sales Price*	\$492,950	\$524,719	+ 6.4%	\$509,008	\$528,978	+ 3.9%
Percent of Original List Price Received*	99.7%	99.3%	- 0.4%	98.7%	99.0%	+ 0.3%
Percent of List Price Received*	100.2%	99.2%	- 1.0%	100.0%	99.8%	- 0.2%
Inventory of Homes for Sale	15	43	+ 186.7%	--	--	--
Months Supply of Inventory	0.8	2.2	+ 175.0%	--	--	--

* 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.

Median Sales Price – Detached Single-Family

Rolling 12-Month Calculation



Median Sales Price – Attached Single-Family

Rolling 12-Month Calculation

