



# Local Market Update for March 2019

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

## 92058 - Oceanside

North San Diego County

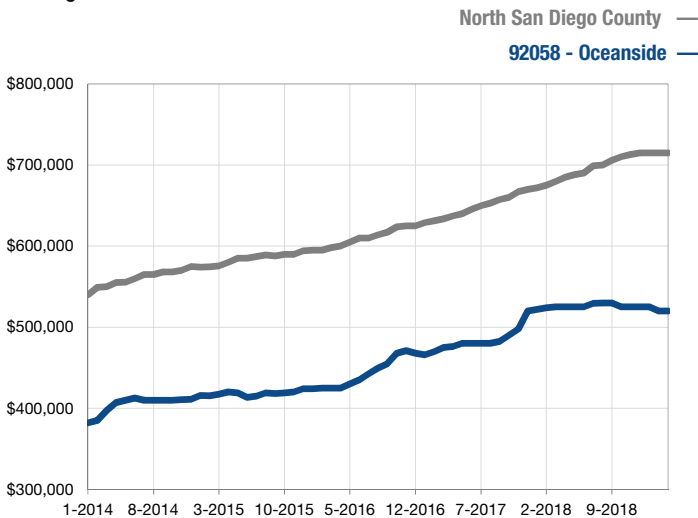
Detached Single-Family Key Metrics	March			Rolling 12 Months		
	2018	2019	Percent Change	Thru 3-2018	Thru 3-2019	Percent Change
New Listings	14	17	+ 21.4%	179	191	+ 6.7%
Pending Sales	14	22	+ 57.1%	146	136	- 6.8%
Closed Sales	20	7	- 65.0%	149	125	- 16.1%
Days on Market Until Sale	31	17	- 45.2%	30	28	- 6.7%
Median Sales Price*	\$507,500	\$510,000	+ 0.5%	\$525,000	\$520,000	- 1.0%
Average Sales Price*	\$528,245	\$520,414	- 1.5%	\$513,417	\$533,312	+ 3.9%
Percent of Original List Price Received*	99.8%	99.4%	- 0.4%	98.2%	97.8%	- 0.4%
Percent of List Price Received*	100.2%	99.9%	- 0.3%	99.0%	98.8%	- 0.2%
Inventory of Homes for Sale	16	19	+ 18.8%	--	--	--
Months Supply of Inventory	1.3	1.7	+ 30.8%	--	--	--

\* 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.

Attached Single-Family Key Metrics	March			Rolling 12 Months		
	2018	2019	Percent Change	Thru 3-2018	Thru 3-2019	Percent Change
New Listings	9	11	+ 22.2%	168	118	- 29.8%
Pending Sales	11	7	- 36.4%	143	93	- 35.0%
Closed Sales	12	5	- 58.3%	150	93	- 38.0%
Days on Market Until Sale	19	47	+ 147.4%	27	28	+ 3.7%
Median Sales Price*	\$325,000	\$451,000	+ 38.8%	\$331,500	\$345,000	+ 4.1%
Average Sales Price*	\$345,042	\$446,900	+ 29.5%	\$332,711	\$348,800	+ 4.8%
Percent of Original List Price Received*	98.1%	99.2%	+ 1.1%	98.3%	98.6%	+ 0.3%
Percent of List Price Received*	98.8%	99.8%	+ 1.0%	99.0%	99.3%	+ 0.3%
Inventory of Homes for Sale	10	14	+ 40.0%	--	--	--
Months Supply of Inventory	0.8	1.8	+ 125.0%	--	--	--

\* 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

