

Local Market Update for March 2024

Provided by the North San Diego County REALTORS®.

92058 - Oceanside

North San Diego County

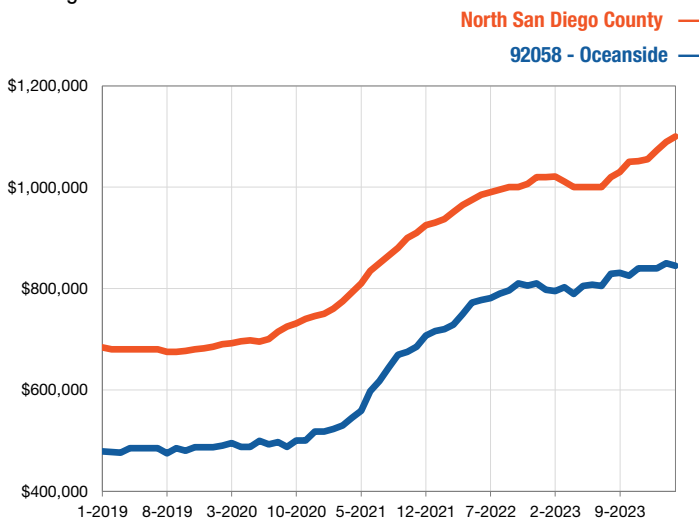
Detached Single-Family	March			Rolling 12 Months		
Key Metrics	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	8	6	- 25.0%	132	72	- 45.5%
Pending Sales	10	5	- 50.0%	92	58	- 37.0%
Closed Sales	10	5	- 50.0%	100	62	- 38.0%
Days on Market Until Sale	37	9	- 75.7%	25	18	- 28.0%
Median Sales Price*	\$871,500	\$883,000	+ 1.3%	\$802,500	\$845,000	+ 5.3%
Average Sales Price*	\$854,650	\$871,600	+ 2.0%	\$808,405	\$843,844	+ 4.4%
Percent of Original List Price Received*	99.0%	101.3%	+ 2.3%	99.6%	101.1%	+ 1.5%
Percent of List Price Received*	100.7%	101.3%	+ 0.6%	100.6%	101.0%	+ 0.4%
Inventory of Homes for Sale	12	6	- 50.0%	--	--	--
Months Supply of Inventory	1.6	1.2	- 25.0%	--	--	--

* 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	March			Rolling 12 Months		
Key Metrics	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	4	7	+ 75.0%	81	69	- 14.8%
Pending Sales	4	3	- 25.0%	66	55	- 16.7%
Closed Sales	9	3	- 66.7%	72	56	- 22.2%
Days on Market Until Sale	57	14	- 75.4%	27	21	- 22.2%
Median Sales Price*	\$525,000	\$580,000	+ 10.5%	\$540,000	\$556,000	+ 3.0%
Average Sales Price*	\$550,306	\$610,000	+ 10.8%	\$550,773	\$571,344	+ 3.7%
Percent of Original List Price Received*	96.2%	102.5%	+ 6.5%	99.5%	100.7%	+ 1.2%
Percent of List Price Received*	98.7%	103.1%	+ 4.5%	100.8%	100.8%	0.0%
Inventory of Homes for Sale	5	6	+ 20.0%	--	--	--
Months Supply of Inventory	0.9	1.3	+ 44.4%	--	--	--

* 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

