



Local Market Update for November 2019

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

92058 - Oceanside

North San Diego County

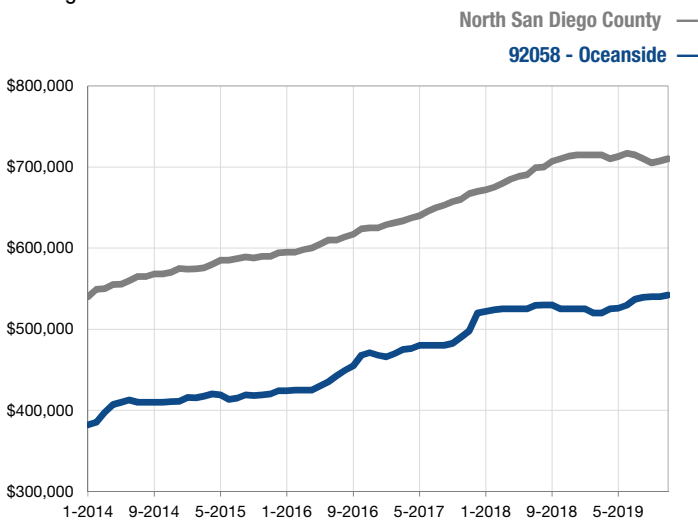
Detached Single-Family Key Metrics	November			Rolling 12 Months		
	2018	2019	Percent Change	Thru 11-2018	Thru 11-2019	Percent Change
New Listings	16	11	- 31.3%	201	182	- 9.5%
Pending Sales	12	11	- 8.3%	147	140	- 4.8%
Closed Sales	13	10	- 23.1%	145	139	- 4.1%
Days on Market Until Sale	40	36	- 10.0%	30	28	- 6.7%
Median Sales Price*	\$510,000	\$584,000	+ 14.5%	\$525,000	\$542,000	+ 3.2%
Average Sales Price*	\$518,538	\$564,600	+ 8.9%	\$531,673	\$538,630	+ 1.3%
Percent of Original List Price Received*	94.8%	97.6%	+ 3.0%	97.9%	97.8%	- 0.1%
Percent of List Price Received*	96.4%	98.7%	+ 2.4%	99.0%	98.9%	- 0.1%
Inventory of Homes for Sale	20	10	- 50.0%	--	--	--
Months Supply of Inventory	1.6	0.9	- 43.8%	--	--	--

* 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	November			Rolling 12 Months		
	2018	2019	Percent Change	Thru 11-2018	Thru 11-2019	Percent Change
New Listings	5	3	- 40.0%	124	110	- 11.3%
Pending Sales	4	8	+ 100.0%	112	95	- 15.2%
Closed Sales	11	4	- 63.6%	120	91	- 24.2%
Days on Market Until Sale	32	25	- 21.9%	26	32	+ 23.1%
Median Sales Price*	\$335,000	\$346,000	+ 3.3%	\$341,500	\$347,000	+ 1.6%
Average Sales Price*	\$332,182	\$353,000	+ 6.3%	\$343,743	\$357,126	+ 3.9%
Percent of Original List Price Received*	97.9%	99.3%	+ 1.4%	98.4%	98.8%	+ 0.4%
Percent of List Price Received*	99.1%	99.3%	+ 0.2%	99.2%	99.7%	+ 0.5%
Inventory of Homes for Sale	7	3	- 57.1%	--	--	--
Months Supply of Inventory	0.8	0.4	- 50.0%	--	--	--

* 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

