

Local Market Update for June 2024

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92058 - Oceanside

North San Diego County

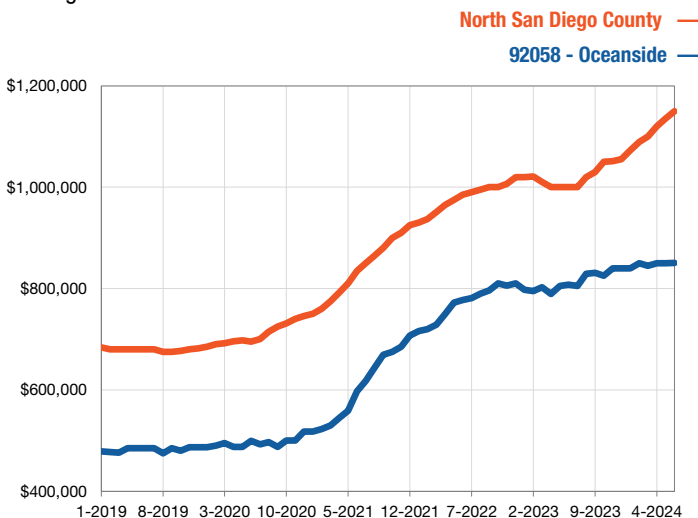
Detached Single-Family	June			Rolling 12 Months		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
Key Metrics						
New Listings	4	10	+ 150.0%	100	83	- 17.0%
Pending Sales	4	10	+ 150.0%	91	64	- 29.7%
Closed Sales	6	7	+ 16.7%	88	58	- 34.1%
Days on Market Until Sale	19	20	+ 5.3%	29	17	- 41.4%
Median Sales Price*	\$811,500	\$790,000	- 2.6%	\$807,500	\$850,500	+ 5.3%
Average Sales Price*	\$743,250	\$808,593	+ 8.8%	\$802,824	\$871,689	+ 8.6%
Percent of Original List Price Received*	100.6%	100.5%	- 0.1%	97.9%	100.9%	+ 3.1%
Percent of List Price Received*	99.2%	100.0%	+ 0.8%	99.6%	101.3%	+ 1.7%
Inventory of Homes for Sale	11	9	- 18.2%	--	--	--
Months Supply of Inventory	1.5	1.7	+ 13.3%	--	--	--

* 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	June			Rolling 12 Months		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
Key Metrics						
New Listings	10	8	- 20.0%	81	72	- 11.1%
Pending Sales	9	2	- 77.8%	62	55	- 11.3%
Closed Sales	7	8	+ 14.3%	64	58	- 9.4%
Days on Market Until Sale	53	18	- 66.0%	36	13	- 63.9%
Median Sales Price*	\$582,500	\$563,000	- 3.3%	\$530,000	\$560,000	+ 5.7%
Average Sales Price*	\$592,333	\$552,863	- 6.7%	\$538,837	\$570,098	+ 5.8%
Percent of Original List Price Received*	100.3%	103.9%	+ 3.6%	97.5%	101.2%	+ 3.8%
Percent of List Price Received*	100.0%	102.7%	+ 2.7%	99.7%	101.1%	+ 1.4%
Inventory of Homes for Sale	9	12	+ 33.3%	--	--	--
Months Supply of Inventory	1.7	2.6	+ 52.9%	--	--	--

* 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

