

# Local Market Update for April 2024

Provided by the North San Diego County REALTORS®.

## 92058 - Oceanside

North San Diego County

### Detached Single-Family

| Key Metrics                              | April     |                  |                | Rolling 12 Months |                  |                |
|--|-----------|------------------|----------------|-------------------|------------------|----------------|
|  | 2023      | 2024             | Percent Change | Thru 4-2023       | Thru 4-2024      | Percent Change |
| New Listings                             | 7         | 8                | + 14.3%        | 119               | 75               | - 37.0%        |
| Pending Sales                            | 10        | 6                | - 40.0%        | 91                | 55               | - 39.6%        |
| Closed Sales                             | 8         | 5                | - 37.5%        | 93                | 59               | - 36.6%        |
| Days on Market Until Sale                | 21        | 14               | - 33.3%        | 28                | 17               | - 39.3%        |
| Median Sales Price*                      | \$822,500 | <b>\$920,000</b> | + 11.9%        | \$789,000         | <b>\$850,000</b> | + 7.7%         |
| Average Sales Price*                     | \$838,625 | <b>\$927,400</b> | + 10.6%        | \$800,919         | <b>\$851,632</b> | + 6.3%         |
| Percent of Original List Price Received* | 100.0%    | <b>101.9%</b>    | + 1.9%         | 98.7%             | <b>101.3%</b>    | + 2.6%         |
| Percent of List Price Received*          | 100.4%    | <b>105.8%</b>    | + 5.4%         | 100.2%            | <b>101.5%</b>    | + 1.3%         |
| Inventory of Homes for Sale              | 8         | 8                | 0.0%           | --                | --               | --             |
| Months Supply of Inventory               | 1.1       | <b>1.7</b>       | + 54.5%        | --                | --               | --             |

\* 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.

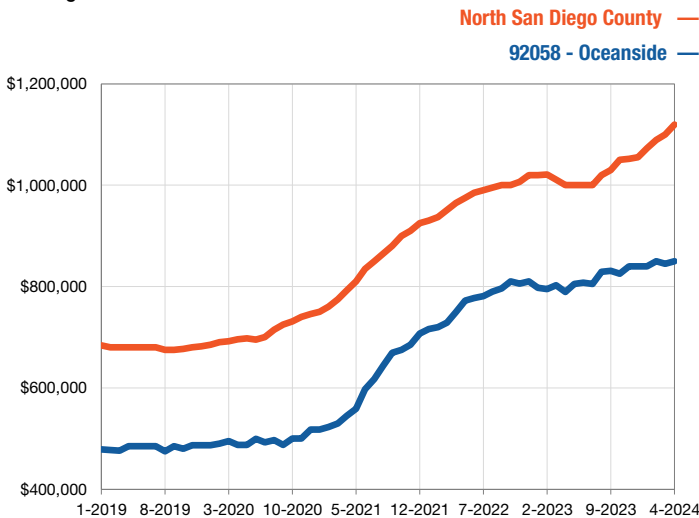
### Attached Single-Family

| Key Metrics                              | April     |                  |                | Rolling 12 Months |                  |                |
|--|-----------|------------------|----------------|-------------------|------------------|----------------|
|  | 2023      | 2024             | Percent Change | Thru 4-2023       | Thru 4-2024      | Percent Change |
| New Listings                             | 3         | 12               | + 300.0%       | 80                | 78               | - 2.5%         |
| Pending Sales                            | 3         | 7                | + 133.3%       | 63                | 58               | - 7.9%         |
| Closed Sales                             | 4         | 5                | + 25.0%        | 62                | 57               | - 8.1%         |
| Days on Market Until Sale                | 16        | 6                | - 62.5%        | 30                | 20               | - 33.3%        |
| Median Sales Price*                      | \$607,500 | <b>\$599,900</b> | - 1.3%         | \$530,000         | <b>\$558,500</b> | + 5.4%         |
| Average Sales Price*                     | \$603,250 | <b>\$584,980</b> | - 3.0%         | \$541,577         | <b>\$570,282</b> | + 5.3%         |
| Percent of Original List Price Received* | 102.3%    | <b>101.1%</b>    | - 1.2%         | 98.4%             | <b>100.6%</b>    | + 2.2%         |
| Percent of List Price Received*          | 102.3%    | <b>100.6%</b>    | - 1.7%         | 100.1%            | <b>100.7%</b>    | + 0.6%         |
| Inventory of Homes for Sale              | 4         | 11               | + 175.0%       | --                | --               | --             |
| Months Supply of Inventory               | 0.8       | <b>2.3</b>       | + 187.5%       | --                | --               | --             |

\* 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

