

Local Market Update for May 2016

A Research Tool Provided by the Greater San Diego Association of REALTORS®

92054

Oceanside South

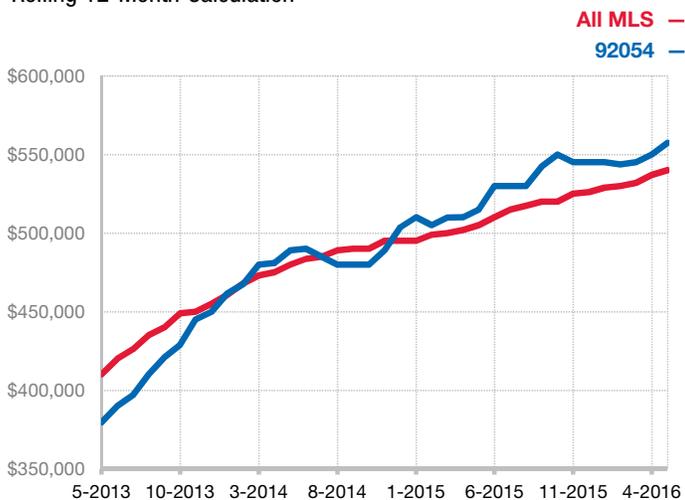
Single Family	May			Year to Date		
	2015	2016	Percent Change	Thru 5-2015	Thru 5-2016	Percent Change
Key Metrics						
New Listings	26	32	+ 23.1%	155	159	+ 2.6%
Pending Sales	21	26	+ 23.8%	105	114	+ 8.6%
Closed Sales	25	31	+ 24.0%	91	98	+ 7.7%
Median Sales Price*	\$525,000	\$557,500	+ 6.2%	\$525,000	\$566,250	+ 7.9%
Percent of Original List Price Received*	98.0%	97.9%	- 0.1%	97.1%	96.8%	- 0.3%
Days on Market Until Sale	19	23	+ 21.1%	34	30	- 11.8%
Inventory of Homes for Sale	55	49	- 10.9%	--	--	--
Months Supply of Inventory	2.9	2.4	- 17.2%	--	--	--

* 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.

Townhouse-Condo	May			Year to Date		
	2015	2016	Percent Change	Thru 5-2015	Thru 5-2016	Percent Change
Key Metrics						
New Listings	27	39	+ 44.4%	128	147	+ 14.8%
Pending Sales	11	25	+ 127.3%	78	91	+ 16.7%
Closed Sales	17	16	- 5.9%	79	72	- 8.9%
Median Sales Price*	\$500,000	\$522,500	+ 4.5%	\$429,000	\$484,500	+ 12.9%
Percent of Original List Price Received*	97.9%	94.9%	- 3.1%	95.0%	95.3%	+ 0.3%
Days on Market Until Sale	52	36	- 30.8%	52	43	- 17.3%
Inventory of Homes for Sale	62	57	- 8.1%	--	--	--
Months Supply of Inventory	4.3	3.2	- 25.6%	--	--	--

* 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 – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

