

# Local Market Update for May 2016

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

## 92058

Oceanside (Central)

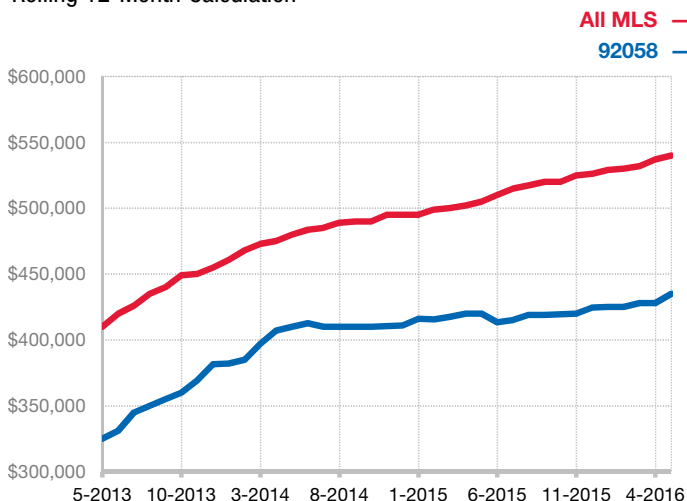
Single Family	May			Year to Date		
Key Metrics	2015	2016	Percent Change	Thru 5-2015	Thru 5-2016	Percent Change
New Listings	13	23	+ 76.9%	70	86	+ 22.9%
Pending Sales	16	21	+ 31.3%	51	70	+ 37.3%
Closed Sales	11	15	+ 36.4%	41	50	+ 22.0%
Median Sales Price*	\$385,000	\$500,000	+ 29.9%	\$407,500	\$449,500	+ 10.3%
Percent of Original List Price Received*	96.9%	97.8%	+ 0.9%	97.1%	98.0%	+ 0.9%
Days on Market Until Sale	52	30	- 42.3%	49	25	- 49.0%
Inventory of Homes for Sale	22	19	- 13.6%	--	--	--
Months Supply of Inventory	2.4	1.4	- 41.7%	--	--	--

\* 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		
Key Metrics	2015	2016	Percent Change	Thru 5-2015	Thru 5-2016	Percent Change
New Listings	9	11	+ 22.2%	51	50	- 2.0%
Pending Sales	8	15	+ 87.5%	40	41	+ 2.5%
Closed Sales	7	10	+ 42.9%	36	32	- 11.1%
Median Sales Price*	\$262,500	\$277,000	+ 5.5%	\$254,500	\$272,500	+ 7.1%
Percent of Original List Price Received*	98.8%	98.9%	+ 0.1%	98.1%	98.6%	+ 0.5%
Days on Market Until Sale	32	41	+ 28.1%	34	22	- 35.3%
Inventory of Homes for Sale	12	9	- 25.0%	--	--	--
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.

### Median Sales Price – Single Family Rolling 12-Month Calculation



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

