

Local Market Update for October 2018

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

92054

Oceanside South

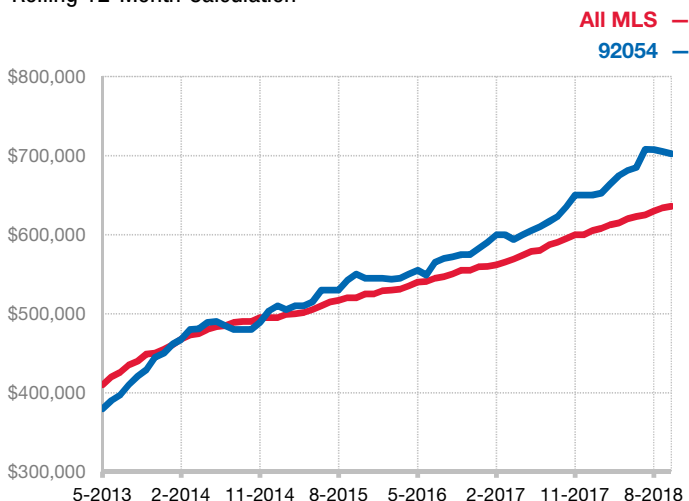
Single Family	October			Year to Date		
	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
Key Metrics						
New Listings	30	28	- 6.7%	316	280	- 11.4%
Pending Sales	18	14	- 22.2%	225	183	- 18.7%
Closed Sales	18	13	- 27.8%	222	181	- 18.5%
Median Sales Price*	\$720,000	\$775,000	+ 7.6%	\$659,500	\$720,000	+ 9.2%
Percent of Original List Price Received*	94.8%	92.8%	- 2.1%	96.9%	97.4%	+ 0.5%
Days on Market Until Sale	35	40	+ 14.3%	26	30	+ 15.4%
Inventory of Homes for Sale	47	51	+ 8.5%	--	--	--
Months Supply of Inventory	2.2	2.9	+ 31.8%	--	--	--

* 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.

Townhouse-Condo	October			Year to Date		
	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
Key Metrics						
New Listings	24	15	- 37.5%	285	251	- 11.9%
Pending Sales	19	12	- 36.8%	188	168	- 10.6%
Closed Sales	23	18	- 21.7%	184	162	- 12.0%
Median Sales Price*	\$575,000	\$713,250	+ 24.0%	\$511,000	\$555,500	+ 8.7%
Percent of Original List Price Received*	94.8%	95.6%	+ 0.8%	96.8%	96.6%	- 0.2%
Days on Market Until Sale	39	39	0.0%	37	36	- 2.7%
Inventory of Homes for Sale	47	39	- 17.0%	--	--	--
Months Supply of Inventory	2.6	2.4	- 7.7%	--	--	--

* 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

