

Local Market Update for January 2018

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

92054

Oceanside South

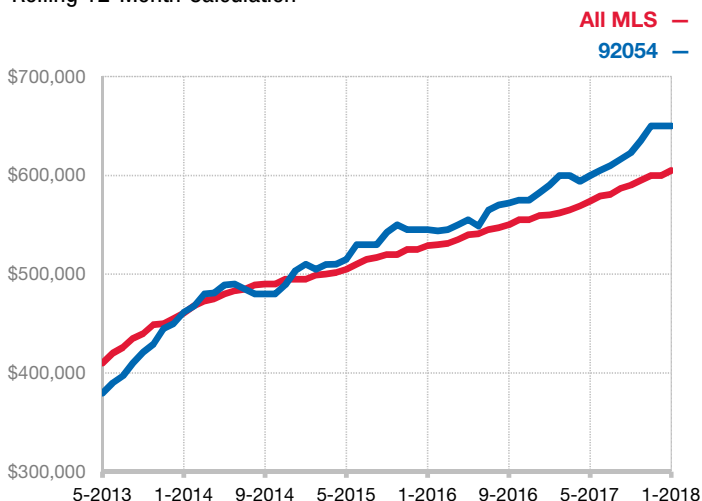
Single Family	January			Year to Date		
	2017	2018	Percent Change	Thru 1-2017	Thru 1-2018	Percent Change
Key Metrics						
New Listings	37	20	- 45.9%	37	20	- 45.9%
Pending Sales	23	20	- 13.0%	23	20	- 13.0%
Closed Sales	14	8	- 42.9%	14	8	- 42.9%
Median Sales Price*	\$683,500	\$809,750	+ 18.5%	\$683,500	\$809,750	+ 18.5%
Percent of Original List Price Received*	94.9%	95.6%	+ 0.7%	94.9%	95.6%	+ 0.7%
Days on Market Until Sale	34	37	+ 8.8%	34	37	+ 8.8%
Inventory of Homes for Sale	40	25	- 37.5%	--	--	--
Months Supply of Inventory	1.8	1.2	- 33.3%	--	--	--

* 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.

Townhouse-Condo	January			Year to Date		
	2017	2018	Percent Change	Thru 1-2017	Thru 1-2018	Percent Change
Key Metrics						
New Listings	20	27	+ 35.0%	20	27	+ 35.0%
Pending Sales	10	8	- 20.0%	10	8	- 20.0%
Closed Sales	12	9	- 25.0%	12	9	- 25.0%
Median Sales Price*	\$448,750	\$655,000	+ 46.0%	\$448,750	\$655,000	+ 46.0%
Percent of Original List Price Received*	100.8%	98.4%	- 2.4%	100.8%	98.4%	- 2.4%
Days on Market Until Sale	47	16	- 66.0%	47	16	- 66.0%
Inventory of Homes for Sale	35	43	+ 22.9%	--	--	--
Months Supply of Inventory	2.2	2.4	+ 9.1%	--	--	--

* 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

