

Local Market Update for March 2024

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

92054

Oceanside South

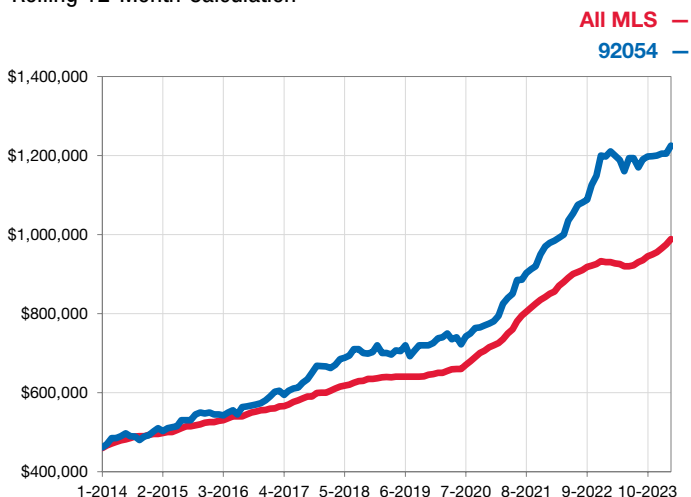
Single Family	March			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	16	24	+ 50.0%	38	70	+ 84.2%
Pending Sales	17	15	- 11.8%	33	48	+ 45.5%
Closed Sales	8	14	+ 75.0%	22	38	+ 72.7%
Median Sales Price*	\$1,345,250	\$1,440,000	+ 7.0%	\$1,182,500	\$1,350,500	+ 14.2%
Percent of Original List Price Received*	101.1%	100.5%	- 0.6%	96.6%	99.6%	+ 3.1%
Days on Market Until Sale	29	14	- 51.7%	47	36	- 23.4%
Inventory of Homes for Sale	21	32	+ 52.4%	--	--	--
Months Supply of Inventory	1.4	2.2	+ 57.1%	--	--	--

* 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.

Townhouse-Condo	March			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	14	18	+ 28.6%	38	71	+ 86.8%
Pending Sales	15	16	+ 6.7%	32	42	+ 31.3%
Closed Sales	16	15	- 6.3%	23	41	+ 78.3%
Median Sales Price*	\$837,500	\$849,900	+ 1.5%	\$825,000	\$1,000,100	+ 21.2%
Percent of Original List Price Received*	97.8%	95.4%	- 2.5%	96.0%	95.6%	- 0.4%
Days on Market Until Sale	32	53	+ 65.6%	42	44	+ 4.8%
Inventory of Homes for Sale	18	46	+ 155.6%	--	--	--
Months Supply of Inventory	1.5	3.8	+ 153.3%	--	--	--

* 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.

Median Sales Price – Single Family Rolling 12-Month Calculation



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

