

# Local Market Update for October 2021

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

## 92054

Oceanside South

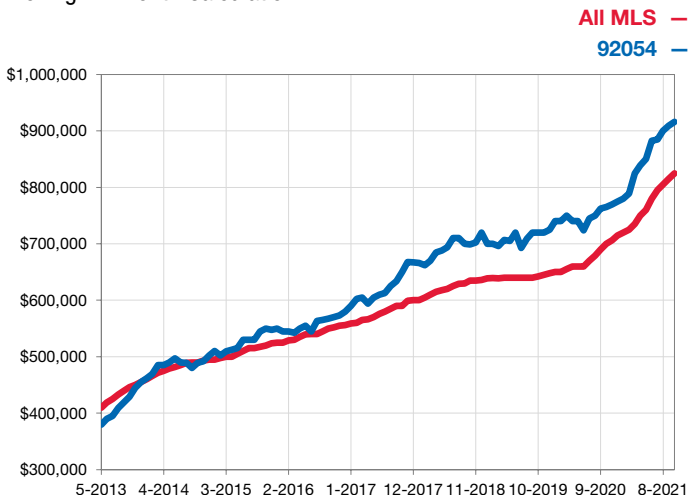
Single Family	October			Year to Date		
	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
<b>Key Metrics</b>						
New Listings	43	23	- 46.5%	291	271	- 6.9%
Pending Sales	28	23	- 17.9%	218	212	- 2.8%
Closed Sales	23	17	- 26.1%	203	201	- 1.0%
Median Sales Price*	\$785,000	\$950,000	+ 21.0%	\$766,000	\$950,000	+ 24.0%
Percent of Original List Price Received*	100.7%	100.0%	- 0.7%	98.1%	102.9%	+ 4.9%
Days on Market Until Sale	16	28	+ 75.0%	34	22	- 35.3%
Inventory of Homes for Sale	45	28	- 37.8%	--	--	--
Months Supply of Inventory	2.2	1.4	- 36.4%	--	--	--

\* 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		
	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
<b>Key Metrics</b>						
New Listings	24	16	- 33.3%	311	228	- 26.7%
Pending Sales	25	14	- 44.0%	218	199	- 8.7%
Closed Sales	24	16	- 33.3%	194	205	+ 5.7%
Median Sales Price*	\$567,500	\$900,000	+ 58.6%	\$610,000	\$720,000	+ 18.0%
Percent of Original List Price Received*	99.0%	99.4%	+ 0.4%	97.0%	100.9%	+ 4.0%
Days on Market Until Sale	38	57	+ 50.0%	52	32	- 38.5%
Inventory of Homes for Sale	33	20	- 39.4%	--	--	--
Months Supply of Inventory	1.6	1.1	- 31.3%	--	--	--

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



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

