

# Local Market Update for January 2019

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

## 92054

Oceanside South

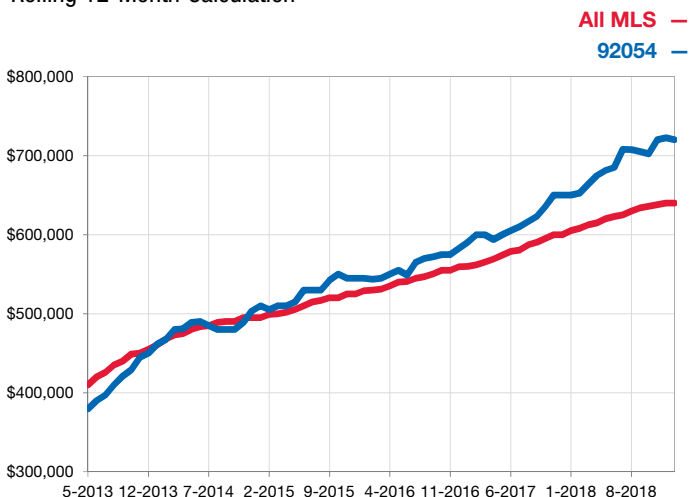
| Single Family                            | January   |           |                | Year to Date |             |                |
|--|-----------|-----------|----------------|--------------|-------------|----------------|
|  | 2018      | 2019      | Percent Change | Thru 1-2018  | Thru 1-2019 | Percent Change |
| <b>Key Metrics</b>                       |           |           |                |              |             |                |
| New Listings                             | 22        | 34        | + 54.5%        | 22           | 34          | + 54.5%        |
| Pending Sales                            | 17        | 24        | + 41.2%        | 17           | 24          | + 41.2%        |
| Closed Sales                             | 8         | 12        | + 50.0%        | 8            | 12          | + 50.0%        |
| Median Sales Price*                      | \$809,750 | \$650,000 | - 19.7%        | \$809,750    | \$650,000   | - 19.7%        |
| Percent of Original List Price Received* | 95.6%     | 96.5%     | + 0.9%         | 95.6%        | 96.5%       | + 0.9%         |
| Days on Market Until Sale                | 37        | 35        | - 5.4%         | 37           | 35          | - 5.4%         |
| Inventory of Homes for Sale              | 35        | 41        | + 17.1%        | --           | --          | --             |
| Months Supply of Inventory               | 1.7       | 2.4       | + 41.2%        | --           | --          | --             |

\* 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 |             |                |
|--|-----------|-----------|----------------|--------------|-------------|----------------|
|  | 2018      | 2019      | Percent Change | Thru 1-2018  | Thru 1-2019 | Percent Change |
| <b>Key Metrics</b>                       |           |           |                |              |             |                |
| New Listings                             | 28        | 23        | - 17.9%        | 28           | 23          | - 17.9%        |
| Pending Sales                            | 10        | 18        | + 80.0%        | 10           | 18          | + 80.0%        |
| Closed Sales                             | 12        | 8         | - 33.3%        | 12           | 8           | - 33.3%        |
| Median Sales Price*                      | \$586,250 | \$530,000 | - 9.6%         | \$586,250    | \$530,000   | - 9.6%         |
| Percent of Original List Price Received* | 96.9%     | 96.4%     | - 0.5%         | 96.9%        | 96.4%       | - 0.5%         |
| Days on Market Until Sale                | 22        | 57        | + 159.1%       | 22           | 57          | + 159.1%       |
| Inventory of Homes for Sale              | 45        | 49        | + 8.9%         | --           | --          | --             |
| Months Supply of Inventory               | 2.5       | 3.1       | + 24.0%        | --           | --          | --             |

\* 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

