

# Local Market Update for July 2018

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

## 92054

Oceanside South

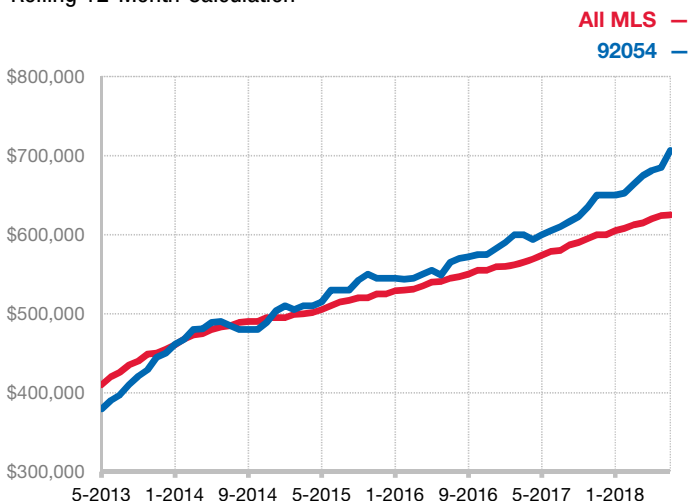
Single Family	July			Year to Date		
	2017	2018	Percent Change	Thru 7-2017	Thru 7-2018	Percent Change
<b>Key Metrics</b>						
New Listings	21	<b>28</b>	+ 33.3%	242	<b>195</b>	- 19.4%
Pending Sales	25	<b>21</b>	- 16.0%	172	<b>131</b>	- 23.8%
Closed Sales	20	<b>26</b>	+ 30.0%	159	<b>122</b>	- 23.3%
Median Sales Price*	\$597,500	<b>\$772,500</b>	+ 29.3%	\$618,000	<b>\$727,500</b>	+ 17.7%
Percent of Original List Price Received*	98.1%	<b>99.1%</b>	+ 1.0%	97.1%	<b>98.0%</b>	+ 0.9%
Days on Market Until Sale	19	<b>24</b>	+ 26.3%	25	<b>25</b>	0.0%
Inventory of Homes for Sale	52	<b>43</b>	- 17.3%	--	--	--
Months Supply of Inventory	2.3	<b>2.4</b>	+ 4.3%	--	--	--

\* 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	July			Year to Date		
	2017	2018	Percent Change	Thru 7-2017	Thru 7-2018	Percent Change
<b>Key Metrics</b>						
New Listings	29	<b>19</b>	- 34.5%	211	<b>186</b>	- 11.8%
Pending Sales	17	<b>20</b>	+ 17.6%	132	<b>125</b>	- 5.3%
Closed Sales	20	<b>22</b>	+ 10.0%	127	<b>111</b>	- 12.6%
Median Sales Price*	\$480,000	<b>\$552,500</b>	+ 15.1%	\$495,000	<b>\$555,000</b>	+ 12.1%
Percent of Original List Price Received*	95.8%	<b>96.7%</b>	+ 0.9%	97.4%	<b>96.7%</b>	- 0.7%
Days on Market Until Sale	35	<b>29</b>	- 17.1%	33	<b>35</b>	+ 6.1%
Inventory of Homes for Sale	54	<b>45</b>	- 16.7%	--	--	--
Months Supply of Inventory	3.2	<b>2.6</b>	- 18.8%	--	--	--

\* 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.

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



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

