

Local Market Update for April 2018

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

92054

Oceanside South

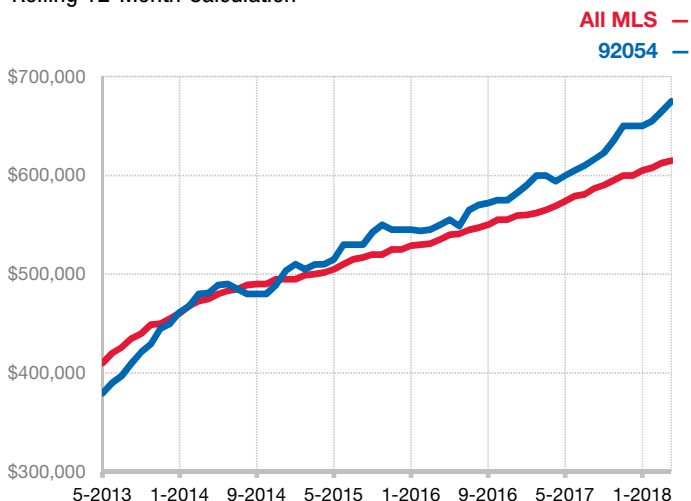
Single Family	April			Year to Date		
	2017	2018	Percent Change	Thru 4-2017	Thru 4-2018	Percent Change
Key Metrics						
New Listings	31	29	- 6.5%	140	97	- 30.7%
Pending Sales	27	18	- 33.3%	98	67	- 31.6%
Closed Sales	20	15	- 25.0%	84	56	- 33.3%
Median Sales Price*	\$535,000	\$698,000	+ 30.5%	\$599,500	\$693,750	+ 15.7%
Percent of Original List Price Received*	96.2%	98.6%	+ 2.5%	96.7%	97.3%	+ 0.6%
Days on Market Until Sale	29	21	- 27.6%	29	26	- 10.3%
Inventory of Homes for Sale	46	33	- 28.3%	--	--	--
Months Supply of Inventory	2.0	1.8	- 10.0%	--	--	--

* 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.

Townhouse-Condo	April			Year to Date		
	2017	2018	Percent Change	Thru 4-2017	Thru 4-2018	Percent Change
Key Metrics						
New Listings	29	36	+ 24.1%	110	107	- 2.7%
Pending Sales	17	19	+ 11.8%	64	64	0.0%
Closed Sales	18	15	- 16.7%	59	56	- 5.1%
Median Sales Price*	\$510,000	\$712,000	+ 39.6%	\$460,000	\$550,000	+ 19.6%
Percent of Original List Price Received*	98.5%	97.9%	- 0.6%	97.8%	96.9%	- 0.9%
Days on Market Until Sale	22	36	+ 63.6%	35	37	+ 5.7%
Inventory of Homes for Sale	50	54	+ 8.0%	--	--	--
Months Supply of Inventory	3.1	3.0	- 3.2%	--	--	--

* 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

