

# Local Market Update for April 2018

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

## 92056

Oceanside East

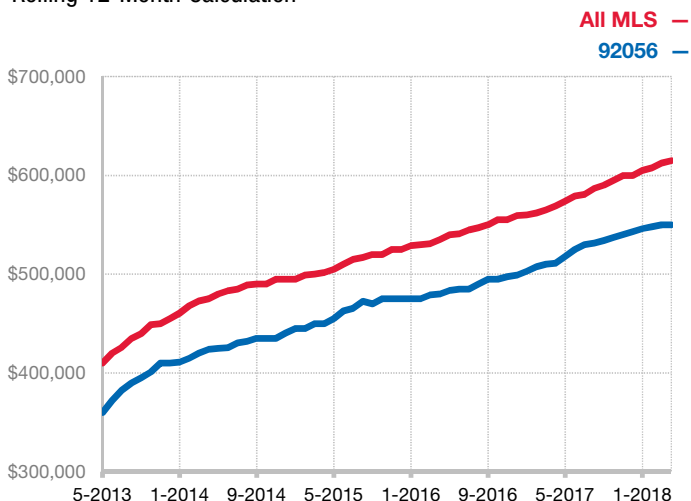
Single Family	April			Year to Date		
	2017	2018	Percent Change	Thru 4-2017	Thru 4-2018	Percent Change
<b>Key Metrics</b>						
New Listings	58	50	- 13.8%	214	202	- 5.6%
Pending Sales	50	45	- 10.0%	187	162	- 13.4%
Closed Sales	49	36	- 26.5%	149	147	- 1.3%
Median Sales Price*	\$540,000	<b>\$582,500</b>	+ 7.9%	\$517,000	<b>\$562,000</b>	+ 8.7%
Percent of Original List Price Received*	98.9%	<b>99.5%</b>	+ 0.6%	98.5%	<b>98.7%</b>	+ 0.2%
Days on Market Until Sale	24	15	- 37.5%	21	18	- 14.3%
Inventory of Homes for Sale	51	52	+ 2.0%	--	--	--
Months Supply of Inventory	1.2	1.2	0.0%	--	--	--

\* 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
<b>Key Metrics</b>						
New Listings	32	38	+ 18.8%	125	145	+ 16.0%
Pending Sales	23	21	- 8.7%	93	103	+ 10.8%
Closed Sales	24	33	+ 37.5%	81	102	+ 25.9%
Median Sales Price*	\$357,500	<b>\$398,000</b>	+ 11.3%	\$343,000	<b>\$391,250</b>	+ 14.1%
Percent of Original List Price Received*	100.4%	<b>98.3%</b>	- 2.1%	98.7%	<b>98.1%</b>	- 0.6%
Days on Market Until Sale	8	31	+ 287.5%	19	32	+ 68.4%
Inventory of Homes for Sale	39	56	+ 43.6%	--	--	--
Months Supply of Inventory	1.7	2.0	+ 17.6%	--	--	--

\* 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

