

Local Market Update for January 2018

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

92056

Oceanside East

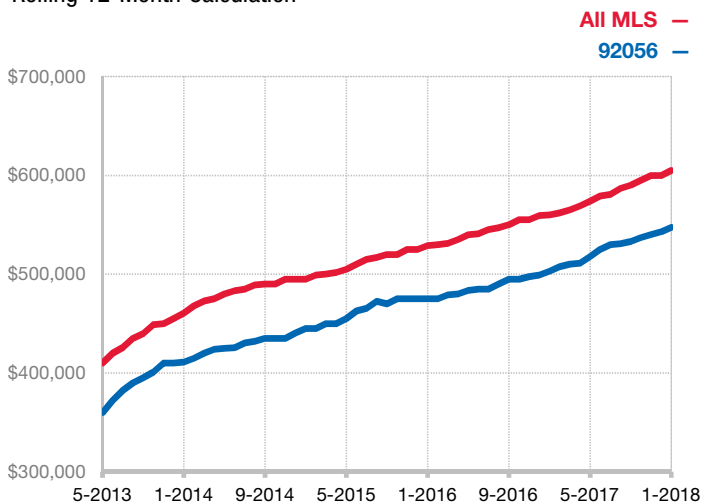
Single Family	January			Year to Date		
	2017	2018	Percent Change	Thru 1-2017	Thru 1-2018	Percent Change
Key Metrics						
New Listings	52	37	- 28.8%	52	37	- 28.8%
Pending Sales	37	39	+ 5.4%	37	39	+ 5.4%
Closed Sales	23	33	+ 43.5%	23	33	+ 43.5%
Median Sales Price*	\$480,000	\$570,000	+ 18.8%	\$480,000	\$570,000	+ 18.8%
Percent of Original List Price Received*	98.0%	97.4%	- 0.6%	98.0%	97.4%	- 0.6%
Days on Market Until Sale	18	25	+ 38.9%	18	25	+ 38.9%
Inventory of Homes for Sale	50	32	- 36.0%	--	--	--
Months Supply of Inventory	1.2	0.7	- 41.7%	--	--	--

* 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		
	2017	2018	Percent Change	Thru 1-2017	Thru 1-2018	Percent Change
Key Metrics						
New Listings	27	34	+ 25.9%	27	34	+ 25.9%
Pending Sales	17	20	+ 17.6%	17	20	+ 17.6%
Closed Sales	9	17	+ 88.9%	9	17	+ 88.9%
Median Sales Price*	\$328,000	\$360,000	+ 9.8%	\$328,000	\$360,000	+ 9.8%
Percent of Original List Price Received*	97.2%	98.3%	+ 1.1%	97.2%	98.3%	+ 1.1%
Days on Market Until Sale	34	26	- 23.5%	34	26	- 23.5%
Inventory of Homes for Sale	28	46	+ 64.3%	--	--	--
Months Supply of Inventory	1.1	1.7	+ 54.5%	--	--	--

* 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

