

Local Market Update for March 2024

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

92056

Oceanside East

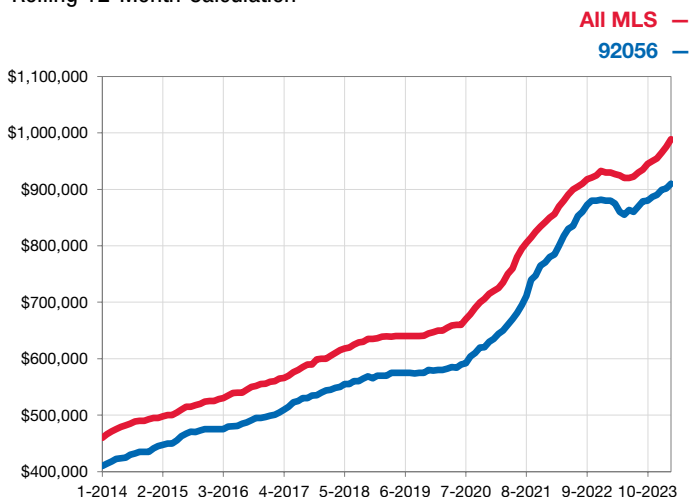
Single Family	March			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	23	30	+ 30.4%	73	90	+ 23.3%
Pending Sales	14	38	+ 171.4%	71	78	+ 9.9%
Closed Sales	30	35	+ 16.7%	71	67	- 5.6%
Median Sales Price*	\$872,518	\$955,000	+ 9.5%	\$855,000	\$900,000	+ 5.3%
Percent of Original List Price Received*	98.7%	102.3%	+ 3.6%	97.7%	101.4%	+ 3.8%
Days on Market Until Sale	55	36	- 34.5%	50	36	- 28.0%
Inventory of Homes for Sale	24	18	- 25.0%	--	--	--
Months Supply of Inventory	0.8	0.7	- 12.5%	--	--	--

* 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.

Townhouse-Condo	March			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	17	24	+ 41.2%	61	71	+ 16.4%
Pending Sales	23	24	+ 4.3%	68	64	- 5.9%
Closed Sales	22	17	- 22.7%	59	58	- 1.7%
Median Sales Price*	\$598,750	\$845,000	+ 41.1%	\$605,000	\$711,838	+ 17.7%
Percent of Original List Price Received*	96.7%	97.9%	+ 1.2%	96.6%	97.4%	+ 0.8%
Days on Market Until Sale	47	51	+ 8.5%	51	44	- 13.7%
Inventory of Homes for Sale	24	24	0.0%	--	--	--
Months Supply of Inventory	1.1	1.0	- 9.1%	--	--	--

* 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

