

Local Market Update for July 2018

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

92056

Oceanside East

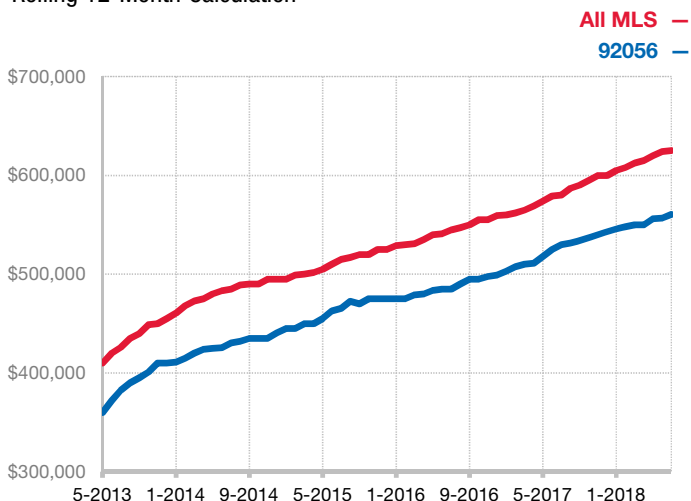
Single Family	July			Year to Date		
	2017	2018	Percent Change	Thru 7-2017	Thru 7-2018	Percent Change
Key Metrics						
New Listings	53	65	+ 22.6%	406	383	- 5.7%
Pending Sales	47	37	- 21.3%	340	281	- 17.4%
Closed Sales	48	37	- 22.9%	308	275	- 10.7%
Median Sales Price*	\$547,500	\$619,000	+ 13.1%	\$536,500	\$570,000	+ 6.2%
Percent of Original List Price Received*	99.7%	98.6%	- 1.1%	99.1%	98.4%	- 0.7%
Days on Market Until Sale	17	18	+ 5.9%	19	21	+ 10.5%
Inventory of Homes for Sale	66	73	+ 10.6%	--	--	--
Months Supply of Inventory	1.5	1.8	+ 20.0%	--	--	--

* 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	July			Year to Date		
	2017	2018	Percent Change	Thru 7-2017	Thru 7-2018	Percent Change
Key Metrics						
New Listings	29	34	+ 17.2%	223	274	+ 22.9%
Pending Sales	25	36	+ 44.0%	188	203	+ 8.0%
Closed Sales	32	33	+ 3.1%	176	186	+ 5.7%
Median Sales Price*	\$412,500	\$405,000	- 1.8%	\$354,000	\$391,250	+ 10.5%
Percent of Original List Price Received*	97.6%	99.1%	+ 1.5%	98.5%	98.2%	- 0.3%
Days on Market Until Sale	25	41	+ 64.0%	20	32	+ 60.0%
Inventory of Homes for Sale	33	46	+ 39.4%	--	--	--
Months Supply of Inventory	1.4	1.6	+ 14.3%	--	--	--

* 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

