

Local Market Update for November 2024

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

92056

Oceanside East

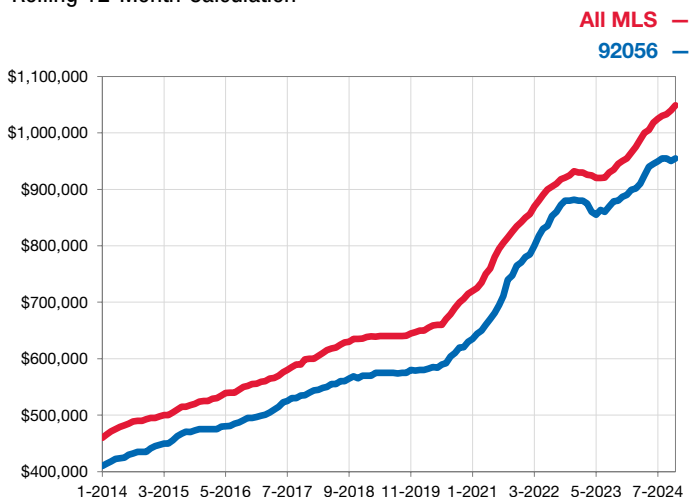
Single Family	November			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	23	24	+ 4.3%	315	404	+ 28.3%
Pending Sales	21	15	- 28.6%	284	310	+ 9.2%
Closed Sales	24	33	+ 37.5%	283	314	+ 11.0%
Median Sales Price*	\$957,000	\$1,026,500	+ 7.3%	\$890,000	\$952,500	+ 7.0%
Percent of Original List Price Received*	100.3%	97.0%	- 3.3%	100.7%	99.7%	- 1.0%
Days on Market Until Sale	20	37	+ 85.0%	30	30	0.0%
Inventory of Homes for Sale	29	43	+ 48.3%	--	--	--
Months Supply of Inventory	1.1	1.6	+ 45.5%	--	--	--

* 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	November			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 11-2023	Thru 11-2024	Percent Change
New Listings	15	19	+ 26.7%	298	309	+ 3.7%
Pending Sales	14	18	+ 28.6%	276	233	- 15.6%
Closed Sales	24	25	+ 4.2%	275	234	- 14.9%
Median Sales Price*	\$812,835	\$725,000	- 10.8%	\$599,000	\$722,500	+ 20.6%
Percent of Original List Price Received*	98.6%	97.8%	- 0.8%	99.6%	99.3%	- 0.3%
Days on Market Until Sale	26	40	+ 53.8%	34	34	0.0%
Inventory of Homes for Sale	33	50	+ 51.5%	--	--	--
Months Supply of Inventory	1.3	2.4	+ 84.6%	--	--	--

* 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

