

Local Market Update for October 2018

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

92056

Oceanside East

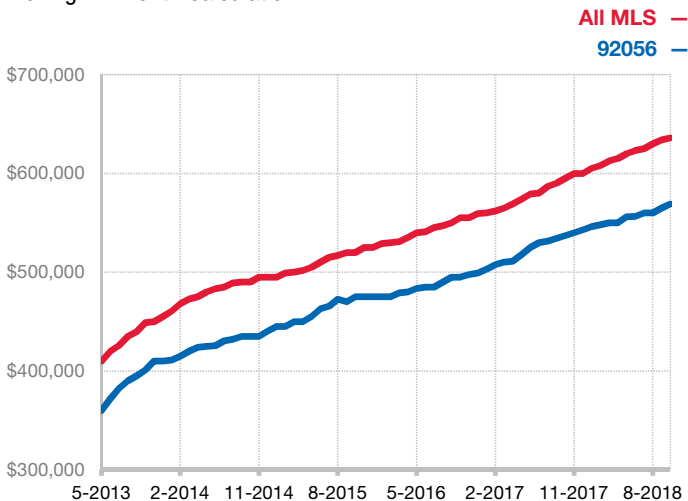
Single Family	October			Year to Date		
	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
Key Metrics						
New Listings	42	37	- 11.9%	544	536	- 1.5%
Pending Sales	31	37	+ 19.4%	467	384	- 17.8%
Closed Sales	38	36	- 5.3%	455	387	- 14.9%
Median Sales Price*	\$538,500	\$587,000	+ 9.0%	\$540,000	\$570,000	+ 5.6%
Percent of Original List Price Received*	97.7%	97.5%	- 0.2%	98.7%	98.3%	- 0.4%
Days on Market Until Sale	30	30	0.0%	21	23	+ 9.5%
Inventory of Homes for Sale	50	61	+ 22.0%	--	--	--
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	October			Year to Date		
	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
Key Metrics						
New Listings	34	39	+ 14.7%	334	395	+ 18.3%
Pending Sales	27	22	- 18.5%	277	265	- 4.3%
Closed Sales	31	18	- 41.9%	264	257	- 2.7%
Median Sales Price*	\$365,000	\$435,000	+ 19.2%	\$355,000	\$400,000	+ 12.7%
Percent of Original List Price Received*	98.1%	95.2%	- 3.0%	98.2%	97.8%	- 0.4%
Days on Market Until Sale	17	36	+ 111.8%	20	33	+ 65.0%
Inventory of Homes for Sale	43	57	+ 32.6%	--	--	--
Months Supply of Inventory	1.7	2.2	+ 29.4%	--	--	--

* 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

