

# Local Market Update for January 2019

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

## 92056

Oceanside East

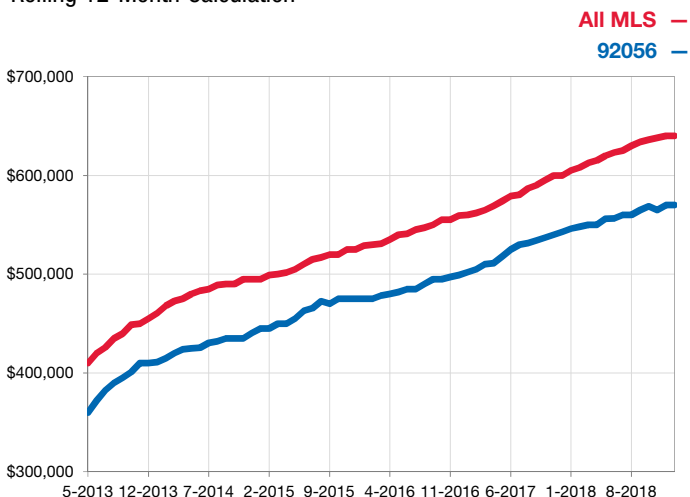
| Single Family                            | January   |                  |                | Year to Date |                  |                |
|--|-----------|------------------|----------------|--------------|------------------|----------------|
|  | 2018      | 2019             | Percent Change | Thru 1-2018  | Thru 1-2019      | Percent Change |
| <b>Key Metrics</b>                       |           |                  |                |              |                  |                |
| New Listings                             | 41        | <b>45</b>        | + 9.8%         | 41           | <b>45</b>        | + 9.8%         |
| Pending Sales                            | 38        | <b>36</b>        | - 5.3%         | 38           | <b>36</b>        | - 5.3%         |
| Closed Sales                             | 34        | <b>27</b>        | - 20.6%        | 34           | <b>27</b>        | - 20.6%        |
| Median Sales Price*                      | \$569,500 | <b>\$570,000</b> | + 0.1%         | \$569,500    | <b>\$570,000</b> | + 0.1%         |
| Percent of Original List Price Received* | 97.4%     | <b>96.1%</b>     | - 1.3%         | 97.4%        | <b>96.1%</b>     | - 1.3%         |
| Days on Market Until Sale                | 24        | <b>35</b>        | + 45.8%        | 24           | <b>35</b>        | + 45.8%        |
| Inventory of Homes for Sale              | 40        | <b>52</b>        | + 30.0%        | --           | --               | --             |
| Months Supply of Inventory               | 0.9       | <b>1.4</b>       | + 55.6%        | --           | --               | --             |

\* 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.

| Townhouse-Condo                          | January   |                  |                | Year to Date |                  |                |
|--|-----------|------------------|----------------|--------------|------------------|----------------|
|  | 2018      | 2019             | Percent Change | Thru 1-2018  | Thru 1-2019      | Percent Change |
| <b>Key Metrics</b>                       |           |                  |                |              |                  |                |
| New Listings                             | 36        | <b>50</b>        | + 38.9%        | 36           | <b>50</b>        | + 38.9%        |
| Pending Sales                            | 16        | <b>26</b>        | + 62.5%        | 16           | <b>26</b>        | + 62.5%        |
| Closed Sales                             | 17        | <b>15</b>        | - 11.8%        | 17           | <b>15</b>        | - 11.8%        |
| Median Sales Price*                      | \$360,000 | <b>\$350,000</b> | - 2.8%         | \$360,000    | <b>\$350,000</b> | - 2.8%         |
| Percent of Original List Price Received* | 98.3%     | <b>95.1%</b>     | - 3.3%         | 98.3%        | <b>95.1%</b>     | - 3.3%         |
| Days on Market Until Sale                | 26        | <b>48</b>        | + 84.6%        | 26           | <b>48</b>        | + 84.6%        |
| Inventory of Homes for Sale              | 51        | <b>56</b>        | + 9.8%         | --           | --               | --             |
| Months Supply of Inventory               | 1.9       | <b>2.2</b>       | + 15.8%        | --           | --               | --             |

\* 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

