

Local Market Update for October 2021

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

92056

Oceanside East

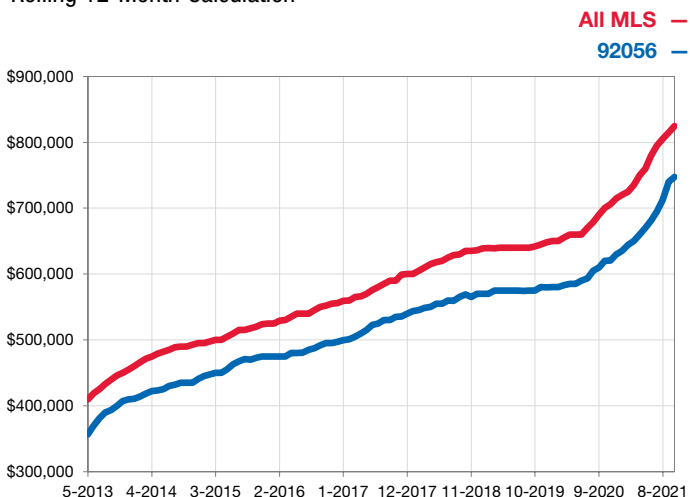
Single Family	October			Year to Date		
	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
Key Metrics						
New Listings	45	31	- 31.1%	487	496	+ 1.8%
Pending Sales	42	40	- 4.8%	422	467	+ 10.7%
Closed Sales	43	48	+ 11.6%	394	445	+ 12.9%
Median Sales Price*	\$681,000	\$800,000	+ 17.5%	\$624,000	\$765,000	+ 22.6%
Percent of Original List Price Received*	102.1%	104.4%	+ 2.3%	100.0%	104.8%	+ 4.8%
Days on Market Until Sale	15	17	+ 13.3%	22	17	- 22.7%
Inventory of Homes for Sale	31	20	- 35.5%	--	--	--
Months Supply of Inventory	0.8	0.5	- 37.5%	--	--	--

* 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		
	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
Key Metrics						
New Listings	34	29	- 14.7%	348	323	- 7.2%
Pending Sales	35	33	- 5.7%	293	298	+ 1.7%
Closed Sales	36	26	- 27.8%	265	301	+ 13.6%
Median Sales Price*	\$474,500	\$625,000	+ 31.7%	\$445,000	\$525,000	+ 18.0%
Percent of Original List Price Received*	99.0%	102.7%	+ 3.7%	99.2%	102.7%	+ 3.5%
Days on Market Until Sale	22	24	+ 9.1%	30	17	- 43.3%
Inventory of Homes for Sale	29	22	- 24.1%	--	--	--
Months Supply of Inventory	1.0	0.8	- 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

