

Local Market Update for April 2018

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

92057

Oceanside North

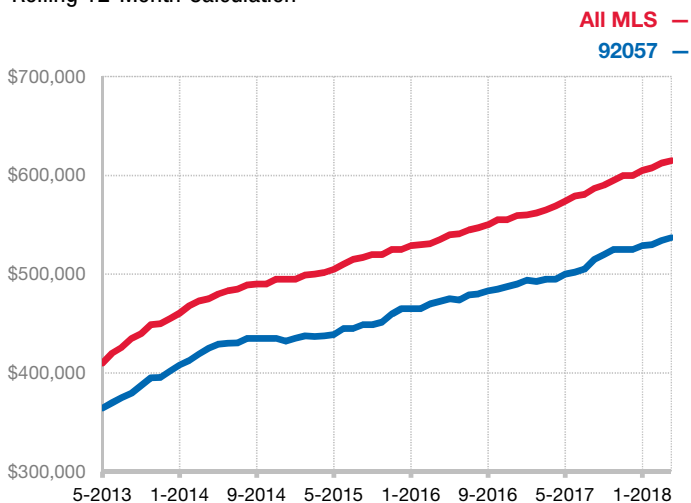
Single Family	April			Year to Date		
	2017	2018	Percent Change	Thru 4-2017	Thru 4-2018	Percent Change
Key Metrics						
New Listings	64	83	+ 29.7%	249	297	+ 19.3%
Pending Sales	52	57	+ 9.6%	199	205	+ 3.0%
Closed Sales	62	50	- 19.4%	190	170	- 10.5%
Median Sales Price*	\$500,000	\$525,000	+ 5.0%	\$493,750	\$558,750	+ 13.2%
Percent of Original List Price Received*	99.1%	99.3%	+ 0.2%	98.5%	98.7%	+ 0.2%
Days on Market Until Sale	21	16	- 23.8%	28	18	- 35.7%
Inventory of Homes for Sale	59	87	+ 47.5%	--	--	--
Months Supply of Inventory	1.1	1.7	+ 54.5%	--	--	--

* 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	April			Year to Date		
	2017	2018	Percent Change	Thru 4-2017	Thru 4-2018	Percent Change
Key Metrics						
New Listings	37	40	+ 8.1%	126	158	+ 25.4%
Pending Sales	21	28	+ 33.3%	90	117	+ 30.0%
Closed Sales	33	31	- 6.1%	92	97	+ 5.4%
Median Sales Price*	\$299,900	\$325,000	+ 8.4%	\$300,900	\$326,000	+ 8.3%
Percent of Original List Price Received*	101.1%	96.3%	- 4.7%	99.6%	97.0%	- 2.6%
Days on Market Until Sale	20	30	+ 50.0%	20	36	+ 80.0%
Inventory of Homes for Sale	45	46	+ 2.2%	--	--	--
Months Supply of Inventory	1.7	1.6	- 5.9%	--	--	--

* 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

