

# Local Market Update for January 2019

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

## 92057

Oceanside North

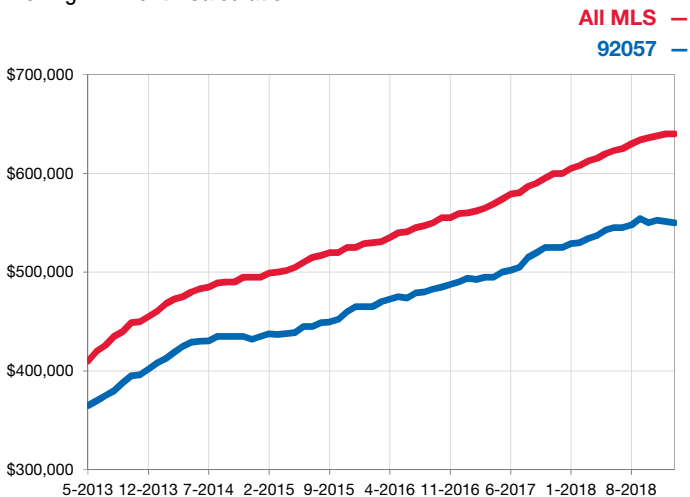
Single Family	January			Year to Date		
	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
<b>Key Metrics</b>						
New Listings	65	47	- 27.7%	65	47	- 27.7%
Pending Sales	38	27	- 28.9%	38	27	- 28.9%
Closed Sales	39	24	- 38.5%	39	24	- 38.5%
Median Sales Price*	\$590,000	\$555,000	- 5.9%	\$590,000	\$555,000	- 5.9%
Percent of Original List Price Received*	97.8%	98.2%	+ 0.4%	97.8%	98.2%	+ 0.4%
Days on Market Until Sale	23	29	+ 26.1%	23	29	+ 26.1%
Inventory of Homes for Sale	55	65	+ 18.2%	--	--	--
Months Supply of Inventory	1.1	1.5	+ 36.4%	--	--	--

\* 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.

Townhouse-Condo	January			Year to Date		
	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
<b>Key Metrics</b>						
New Listings	37	32	- 13.5%	37	32	- 13.5%
Pending Sales	24	22	- 8.3%	24	22	- 8.3%
Closed Sales	20	21	+ 5.0%	20	21	+ 5.0%
Median Sales Price*	\$332,450	\$309,000	- 7.1%	\$332,450	\$309,000	- 7.1%
Percent of Original List Price Received*	97.2%	96.5%	- 0.7%	97.2%	96.5%	- 0.7%
Days on Market Until Sale	40	48	+ 20.0%	40	48	+ 20.0%
Inventory of Homes for Sale	46	42	- 8.7%	--	--	--
Months Supply of Inventory	1.7	1.5	- 11.8%	--	--	--

\* 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

