

# Local Market Update for October 2018

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

## 92057

Oceanside North

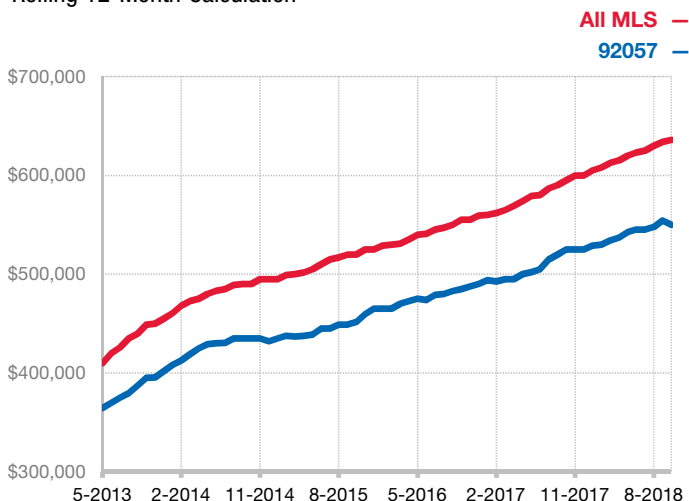
Single Family	October			Year to Date		
	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
<b>Key Metrics</b>						
New Listings	58	48	- 17.2%	671	674	+ 0.4%
Pending Sales	30	33	+ 10.0%	549	471	- 14.2%
Closed Sales	65	40	- 38.5%	560	465	- 17.0%
Median Sales Price*	\$560,000	<b>\$554,500</b>	- 1.0%	\$525,000	<b>\$563,500</b>	+ 7.3%
Percent of Original List Price Received*	98.3%	<b>98.3%</b>	0.0%	98.5%	<b>98.5%</b>	0.0%
Days on Market Until Sale	24	26	+ 8.3%	23	24	+ 4.3%
Inventory of Homes for Sale	62	87	+ 40.3%	--	--	--
Months Supply of Inventory	1.2	1.9	+ 58.3%	--	--	--

\* 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
<b>Key Metrics</b>						
New Listings	37	26	- 29.7%	348	414	+ 19.0%
Pending Sales	17	36	+ 111.8%	271	303	+ 11.8%
Closed Sales	28	36	+ 28.6%	276	278	+ 0.7%
Median Sales Price*	\$315,000	<b>\$344,500</b>	+ 9.4%	\$315,000	<b>\$330,000</b>	+ 4.8%
Percent of Original List Price Received*	96.5%	<b>97.2%</b>	+ 0.7%	98.3%	<b>96.9%</b>	- 1.4%
Days on Market Until Sale	40	32	- 20.0%	26	33	+ 26.9%
Inventory of Homes for Sale	57	44	- 22.8%	--	--	--
Months Supply of Inventory	2.2	1.5	- 31.8%	--	--	--

\* 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

