

Local Market Update for October 2021

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

92057

Oceanside North

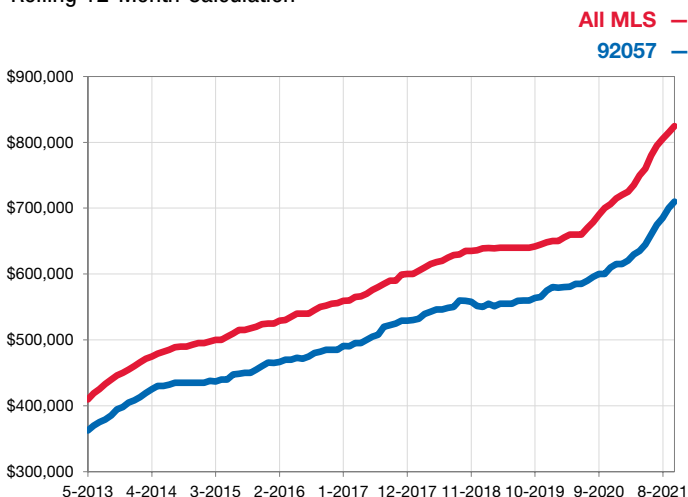
Single Family	October			Year to Date		
	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
Key Metrics						
New Listings	48	58	+ 20.8%	596	563	- 5.5%
Pending Sales	61	61	0.0%	537	524	- 2.4%
Closed Sales	56	63	+ 12.5%	500	491	- 1.8%
Median Sales Price*	\$631,500	\$768,500	+ 21.7%	\$610,000	\$740,000	+ 21.3%
Percent of Original List Price Received*	101.0%	101.6%	+ 0.6%	99.8%	104.5%	+ 4.7%
Days on Market Until Sale	26	21	- 19.2%	28	18	- 35.7%
Inventory of Homes for Sale	33	31	- 6.1%	--	--	--
Months Supply of Inventory	0.6	0.6	0.0%	--	--	--

* 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.

Townhouse-Condo	October			Year to Date		
	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
Key Metrics						
New Listings	33	37	+ 12.1%	350	325	- 7.1%
Pending Sales	22	29	+ 31.8%	291	297	+ 2.1%
Closed Sales	25	25	0.0%	271	301	+ 11.1%
Median Sales Price*	\$399,000	\$450,000	+ 12.8%	\$365,000	\$430,000	+ 17.8%
Percent of Original List Price Received*	99.2%	99.5%	+ 0.3%	98.9%	102.0%	+ 3.1%
Days on Market Until Sale	44	27	- 38.6%	33	21	- 36.4%
Inventory of Homes for Sale	31	23	- 25.8%	--	--	--
Months Supply of Inventory	1.1	0.8	- 27.3%	--	--	--

* 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

