

# Local Market Update for July 2018

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

## 92057

Oceanside North

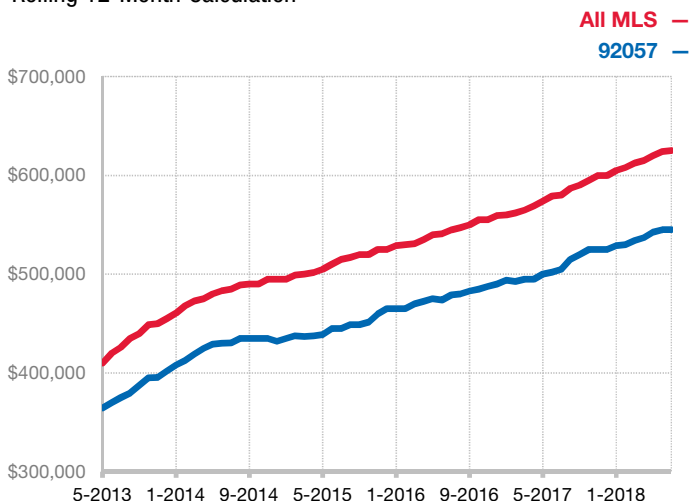
Single Family	July			Year to Date		
	2017	2018	Percent Change	Thru 7-2017	Thru 7-2018	Percent Change
<b>Key Metrics</b>						
New Listings	81	69	- 14.8%	499	507	+ 1.6%
Pending Sales	75	48	- 36.0%	391	361	- 7.7%
Closed Sales	65	50	- 23.1%	360	334	- 7.2%
Median Sales Price*	\$529,000	\$554,500	+ 4.8%	\$510,000	\$563,750	+ 10.5%
Percent of Original List Price Received*	99.1%	98.6%	- 0.5%	98.8%	98.7%	- 0.1%
Days on Market Until Sale	22	24	+ 9.1%	24	22	- 8.3%
Inventory of Homes for Sale	72	89	+ 23.6%	--	--	--
Months Supply of Inventory	1.4	1.8	+ 28.6%	--	--	--

\* 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	July			Year to Date		
	2017	2018	Percent Change	Thru 7-2017	Thru 7-2018	Percent Change
<b>Key Metrics</b>						
New Listings	43	45	+ 4.7%	250	291	+ 16.4%
Pending Sales	36	28	- 22.2%	195	200	+ 2.6%
Closed Sales	29	26	- 10.3%	181	180	- 0.6%
Median Sales Price*	\$330,000	\$315,000	- 4.5%	\$315,000	\$329,450	+ 4.6%
Percent of Original List Price Received*	98.1%	95.7%	- 2.4%	98.6%	97.0%	- 1.6%
Days on Market Until Sale	23	35	+ 52.2%	23	31	+ 34.8%
Inventory of Homes for Sale	49	66	+ 34.7%	--	--	--
Months Supply of Inventory	1.8	2.5	+ 38.9%	--	--	--

\* 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

