

# Local Market Update for October 2021

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

## 92058

Oceanside (Central)

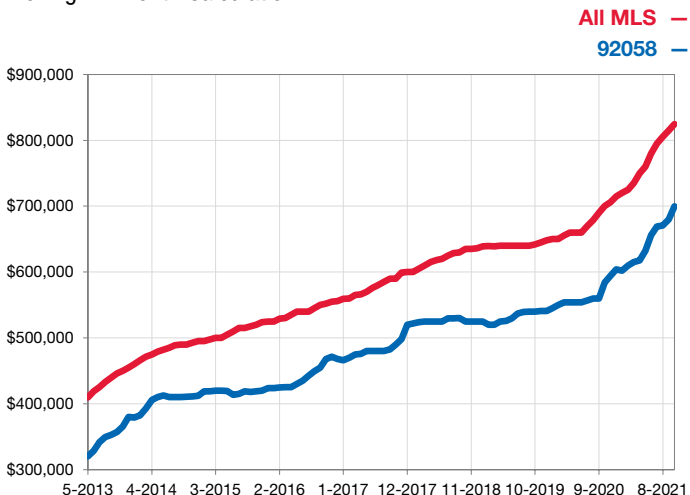
Single Family	October			Year to Date		
	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
<b>Key Metrics</b>						
New Listings	10	13	+ 30.0%	107	121	+ 13.1%
Pending Sales	7	15	+ 114.3%	91	108	+ 18.7%
Closed Sales	15	12	- 20.0%	86	95	+ 10.5%
Median Sales Price*	\$635,000	\$715,000	+ 12.6%	\$594,500	\$707,000	+ 18.9%
Percent of Original List Price Received*	101.6%	105.3%	+ 3.6%	99.9%	105.1%	+ 5.2%
Days on Market Until Sale	10	25	+ 150.0%	23	15	- 34.8%
Inventory of Homes for Sale	7	4	- 42.9%	--	--	--
Months Supply of Inventory	0.8	0.4	- 50.0%	--	--	--

\* 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
<b>Key Metrics</b>						
New Listings	12	6	- 50.0%	107	110	+ 2.8%
Pending Sales	7	6	- 14.3%	84	107	+ 27.4%
Closed Sales	13	9	- 30.8%	81	108	+ 33.3%
Median Sales Price*	\$385,000	\$525,000	+ 36.4%	\$380,000	\$450,600	+ 18.6%
Percent of Original List Price Received*	101.2%	106.3%	+ 5.0%	99.8%	104.2%	+ 4.4%
Days on Market Until Sale	60	20	- 66.7%	28	22	- 21.4%
Inventory of Homes for Sale	10	3	- 70.0%	--	--	--
Months Supply of Inventory	1.3	0.3	- 76.9%	--	--	--

\* 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

