

# Local Market Update for April 2018

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

## 92058

Oceanside (Central)

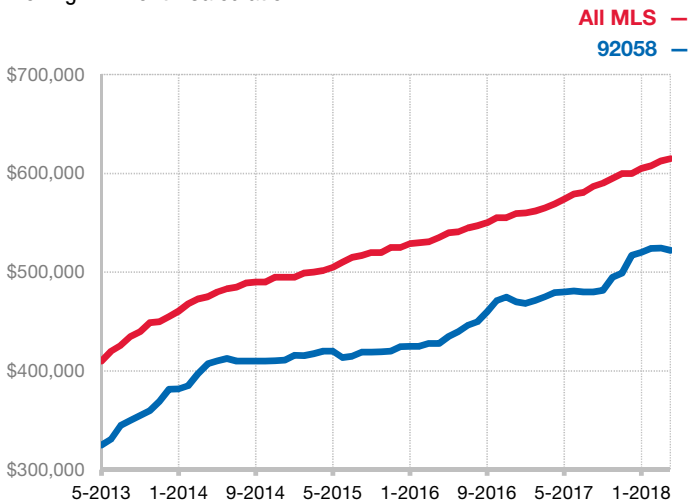
Single Family	April			Year to Date		
	2017	2018	Percent Change	Thru 4-2017	Thru 4-2018	Percent Change
<b>Key Metrics</b>						
New Listings	13	15	+ 15.4%	50	55	+ 10.0%
Pending Sales	13	8	- 38.5%	41	44	+ 7.3%
Closed Sales	9	9	0.0%	31	45	+ 45.2%
Median Sales Price*	\$530,000	<b>\$478,000</b>	- 9.8%	\$482,500	<b>\$525,000</b>	+ 8.8%
Percent of Original List Price Received*	98.3%	<b>100.0%</b>	+ 1.7%	98.4%	<b>99.0%</b>	+ 0.6%
Days on Market Until Sale	28	14	- 50.0%	21	33	+ 57.1%
Inventory of Homes for Sale	15	15	0.0%	--	--	--
Months Supply of Inventory	1.3	1.5	+ 15.4%	--	--	--

\* 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	April			Year to Date		
	2017	2018	Percent Change	Thru 4-2017	Thru 4-2018	Percent Change
<b>Key Metrics</b>						
New Listings	15	9	- 40.0%	64	37	- 42.2%
Pending Sales	8	9	+ 12.5%	44	35	- 20.5%
Closed Sales	15	8	- 46.7%	40	35	- 12.5%
Median Sales Price*	\$345,000	<b>\$356,250</b>	+ 3.3%	\$330,000	<b>\$325,000</b>	- 1.5%
Percent of Original List Price Received*	99.9%	<b>98.6%</b>	- 1.3%	99.5%	<b>97.8%</b>	- 1.7%
Days on Market Until Sale	17	13	- 23.5%	16	27	+ 68.8%
Inventory of Homes for Sale	20	8	- 60.0%	--	--	--
Months Supply of Inventory	2.2	0.7	- 68.2%	--	--	--

\* 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

