

Local Market Update for January 2019

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

92058

Oceanside (Central)

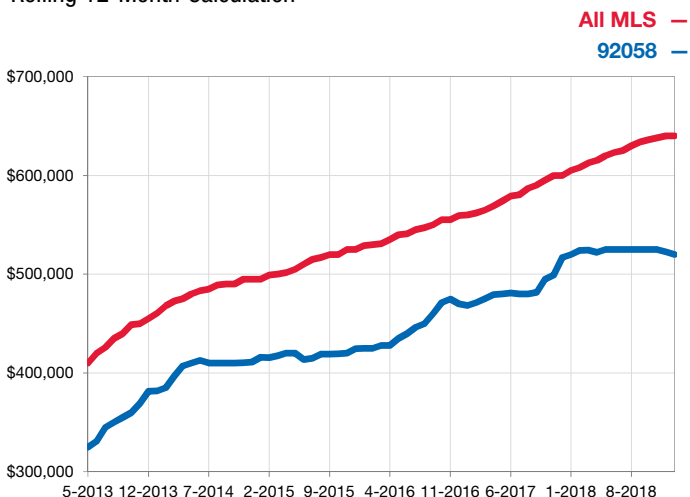
Single Family	January			Year to Date		
	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
Key Metrics						
New Listings	15	9	- 40.0%	15	9	- 40.0%
Pending Sales	11	12	+ 9.1%	11	12	+ 9.1%
Closed Sales	11	6	- 45.5%	11	6	- 45.5%
Median Sales Price*	\$525,000	\$515,000	- 1.9%	\$525,000	\$515,000	- 1.9%
Percent of Original List Price Received*	97.9%	96.9%	- 1.0%	97.9%	96.9%	- 1.0%
Days on Market Until Sale	18	40	+ 122.2%	18	40	+ 122.2%
Inventory of Homes for Sale	15	14	- 6.7%	--	--	--
Months Supply of Inventory	1.5	1.4	- 6.7%	--	--	--

* 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	January			Year to Date		
	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
Key Metrics						
New Listings	10	4	- 60.0%	10	4	- 60.0%
Pending Sales	12	5	- 58.3%	12	5	- 58.3%
Closed Sales	7	2	- 71.4%	7	2	- 71.4%
Median Sales Price*	\$304,000	\$332,500	+ 9.4%	\$304,000	\$332,500	+ 9.4%
Percent of Original List Price Received*	96.7%	98.7%	+ 2.1%	96.7%	98.7%	+ 2.1%
Days on Market Until Sale	21	20	- 4.8%	21	20	- 4.8%
Inventory of Homes for Sale	7	5	- 28.6%	--	--	--
Months Supply of Inventory	0.6	0.7	+ 16.7%	--	--	--

* 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

