

# Local Market Update for October 2018

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

## 92058

Oceanside (Central)

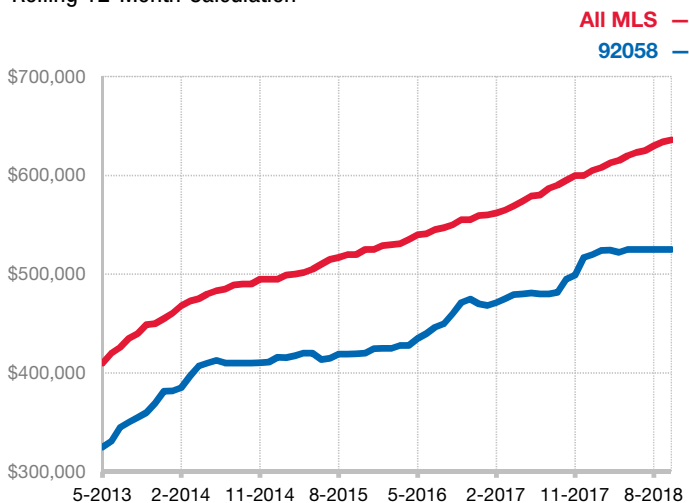
Single Family	October			Year to Date		
	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
<b>Key Metrics</b>						
New Listings	14	12	- 14.3%	120	148	+ 23.3%
Pending Sales	13	9	- 30.8%	102	108	+ 5.9%
Closed Sales	8	9	+ 12.5%	98	104	+ 6.1%
Median Sales Price*	\$550,000	\$525,000	- 4.5%	\$516,875	\$525,000	+ 1.6%
Percent of Original List Price Received*	100.0%	94.9%	- 5.1%	98.2%	98.5%	+ 0.3%
Days on Market Until Sale	55	27	- 50.9%	26	27	+ 3.8%
Inventory of Homes for Sale	10	15	+ 50.0%	--	--	--
Months Supply of Inventory	1.0	1.5	+ 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		
	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
<b>Key Metrics</b>						
New Listings	15	4	- 73.3%	159	104	- 34.6%
Pending Sales	7	13	+ 85.7%	125	92	- 26.4%
Closed Sales	8	4	- 50.0%	121	86	- 28.9%
Median Sales Price*	\$329,000	\$330,000	+ 0.3%	\$327,000	\$340,000	+ 4.0%
Percent of Original List Price Received*	97.9%	100.8%	+ 3.0%	98.7%	98.5%	- 0.2%
Days on Market Until Sale	36	34	- 5.6%	21	24	+ 14.3%
Inventory of Homes for Sale	21	7	- 66.7%	--	--	--
Months Supply of Inventory	1.8	0.8	- 55.6%	--	--	--

\* 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.

**Median Sales Price – Single Family**  
Rolling 12-Month Calculation



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

