

Local Market Update for July 2020

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

92058

Oceanside (Central)

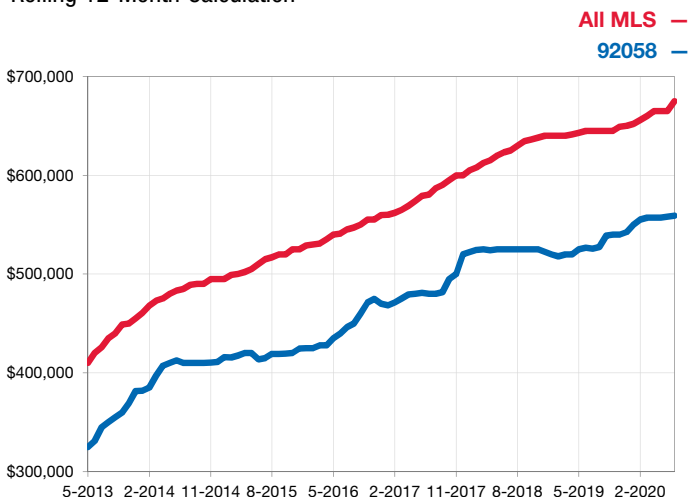
Single Family	July			Year to Date		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
Key Metrics						
New Listings	21	8	- 61.9%	109	60	- 45.0%
Pending Sales	9	9	0.0%	76	51	- 32.9%
Closed Sales	12	7	- 41.7%	72	47	- 34.7%
Median Sales Price*	\$535,000	\$505,000	- 5.6%	\$539,950	\$565,000	+ 4.6%
Percent of Original List Price Received*	97.5%	98.4%	+ 0.9%	98.0%	98.6%	+ 0.6%
Days on Market Until Sale	29	17	- 41.4%	27	21	- 22.2%
Inventory of Homes for Sale	24	4	- 83.3%	--	--	--
Months Supply of Inventory	2.3	0.5	- 78.3%	--	--	--

* 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		
	2019	2020	Percent Change	Thru 7-2019	Thru 7-2020	Percent Change
Key Metrics						
New Listings	5	8	+ 60.0%	62	68	+ 9.7%
Pending Sales	10	11	+ 10.0%	51	54	+ 5.9%
Closed Sales	12	7	- 41.7%	41	44	+ 7.3%
Median Sales Price*	\$354,807	\$380,000	+ 7.1%	\$349,000	\$369,500	+ 5.9%
Percent of Original List Price Received*	100.0%	98.5%	- 1.5%	98.8%	99.2%	+ 0.4%
Days on Market Until Sale	16	26	+ 62.5%	32	18	- 43.8%
Inventory of Homes for Sale	8	4	- 50.0%	--	--	--
Months Supply of Inventory	1.2	0.6	- 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



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

