

Local Market Update for July 2021

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

92058

Oceanside (Central)

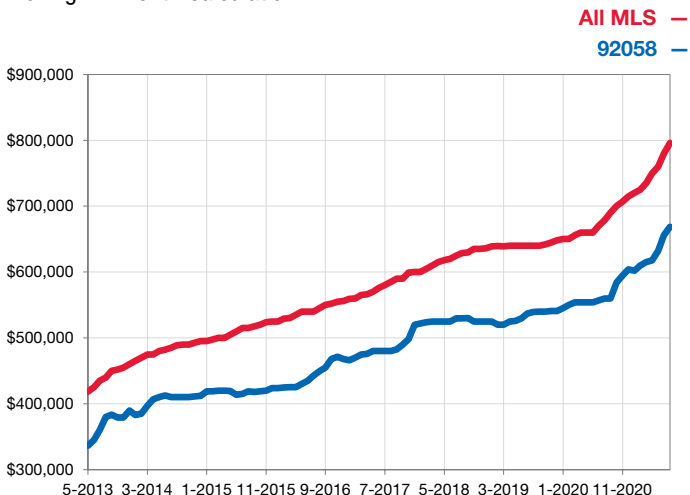
Single Family	July			Year to Date		
	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
Key Metrics						
New Listings	10	12	+ 20.0%	72	77	+ 6.9%
Pending Sales	9	14	+ 55.6%	59	66	+ 11.9%
Closed Sales	9	7	- 22.2%	55	58	+ 5.5%
Median Sales Price*	\$600,000	\$725,000	+ 20.8%	\$565,000	\$682,000	+ 20.7%
Percent of Original List Price Received*	100.3%	103.7%	+ 3.4%	99.1%	105.8%	+ 6.8%
Days on Market Until Sale	16	24	+ 50.0%	23	14	- 39.1%
Inventory of Homes for Sale	10	8	- 20.0%	--	--	--
Months Supply of Inventory	1.1	0.8	- 27.3%	--	--	--

* 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		
	2020	2021	Percent Change	Thru 7-2020	Thru 7-2021	Percent Change
Key Metrics						
New Listings	9	14	+ 55.6%	77	80	+ 3.9%
Pending Sales	9	18	+ 100.0%	58	77	+ 32.8%
Closed Sales	8	14	+ 75.0%	50	71	+ 42.0%
Median Sales Price*	\$375,000	\$500,000	+ 33.3%	\$370,000	\$440,000	+ 18.9%
Percent of Original List Price Received*	99.0%	105.8%	+ 6.9%	99.4%	104.4%	+ 5.0%
Days on Market Until Sale	31	15	- 51.6%	22	22	0.0%
Inventory of Homes for Sale	8	7	- 12.5%	--	--	--
Months Supply of Inventory	1.0	0.7	- 30.0%	--	--	--

* 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

