

Local Market Update for July 2022

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

92058

Oceanside (Central)

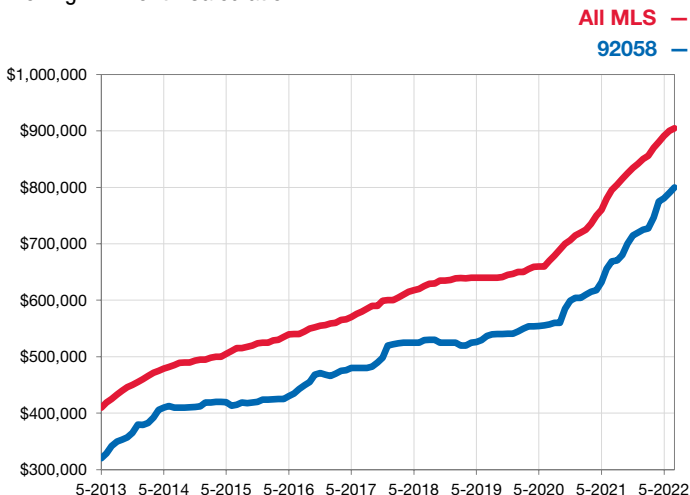
Single Family	July			Year to Date		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
Key Metrics						
New Listings	12	7	- 41.7%	79	88	+ 11.4%
Pending Sales	13	10	- 23.1%	65	61	- 6.2%
Closed Sales	7	3	- 57.1%	58	59	+ 1.7%
Median Sales Price*	\$725,000	\$855,000	+ 17.9%	\$682,000	\$850,000	+ 24.6%
Percent of Original List Price Received*	103.7%	104.3%	+ 0.6%	105.8%	105.1%	- 0.7%
Days on Market Until Sale	24	11	- 54.2%	14	22	+ 57.1%
Inventory of Homes for Sale	12	21	+ 75.0%	--	--	--
Months Supply of Inventory	1.3	2.1	+ 61.5%	--	--	--

* 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		
	2021	2022	Percent Change	Thru 7-2021	Thru 7-2022	Percent Change
Key Metrics						
New Listings	17	12	- 29.4%	86	72	- 16.3%
Pending Sales	16	5	- 68.8%	75	56	- 25.3%
Closed Sales	15	9	- 40.0%	73	59	- 19.2%
Median Sales Price*	\$500,000	\$562,000	+ 12.4%	\$440,000	\$550,000	+ 25.0%
Percent of Original List Price Received*	105.7%	98.4%	- 6.9%	104.3%	104.4%	+ 0.1%
Days on Market Until Sale	14	16	+ 14.3%	22	25	+ 13.6%
Inventory of Homes for Sale	14	16	+ 14.3%	--	--	--
Months Supply of Inventory	1.4	1.9	+ 35.7%	--	--	--

* 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

