

Local Market Update for July 2023

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

92058

Oceanside (Central)

Single Family

Key Metrics	July			Year to Date		
	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
New Listings	9	13	+ 44.4%	91	56	- 38.5%
Pending Sales	13	10	- 23.1%	63	49	- 22.2%
Closed Sales	3	4	+ 33.3%	59	43	- 27.1%
Median Sales Price*	\$855,000	\$850,000	- 0.6%	\$850,000	\$845,000	- 0.6%
Percent of Original List Price Received*	104.3%	103.7%	- 0.6%	105.1%	99.9%	- 4.9%
Days on Market Until Sale	11	11	0.0%	22	36	+ 63.6%
Inventory of Homes for Sale	22	8	- 63.6%	--	--	--
Months Supply of Inventory	2.2	1.1	- 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.

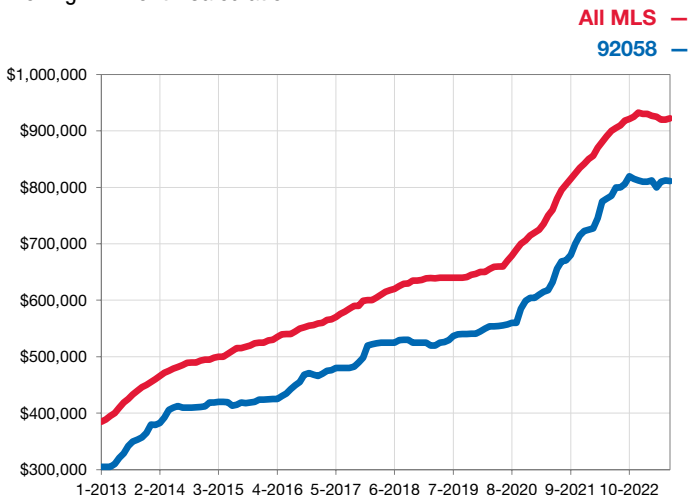
Townhouse-Condo

Key Metrics	July			Year to Date		
	2022	2023	Percent Change	Thru 7-2022	Thru 7-2023	Percent Change
New Listings	13	7	- 46.2%	73	42	- 42.5%
Pending Sales	4	8	+ 100.0%	55	41	- 25.5%
Closed Sales	8	7	- 12.5%	58	38	- 34.5%
Median Sales Price*	\$563,500	\$560,000	- 0.6%	\$552,500	\$535,000	- 3.2%
Percent of Original List Price Received*	98.2%	103.2%	+ 5.1%	104.5%	98.2%	- 6.0%
Days on Market Until Sale	18	12	- 33.3%	25	56	+ 124.0%
Inventory of Homes for Sale	18	7	- 61.1%	--	--	--
Months Supply of Inventory	2.1	1.3	- 38.1%	--	--	--

* 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

