

Local Market Update for July 2024

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

92058

Oceanside (Central)

Single Family

Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	13	5	- 61.5%	56	55	- 1.8%
Pending Sales	10	5	- 50.0%	49	43	- 12.2%
Closed Sales	4	13	+ 225.0%	43	41	- 4.7%
Median Sales Price*	\$850,000	\$905,000	+ 6.5%	\$845,000	\$900,000	+ 6.5%
Percent of Original List Price Received*	103.7%	101.2%	- 2.4%	99.9%	101.4%	+ 1.5%
Days on Market Until Sale	11	28	+ 154.5%	36	22	- 38.9%
Inventory of Homes for Sale	8	6	- 25.0%	--	--	--
Months Supply of Inventory	1.1	1.2	+ 9.1%	--	--	--

* 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.

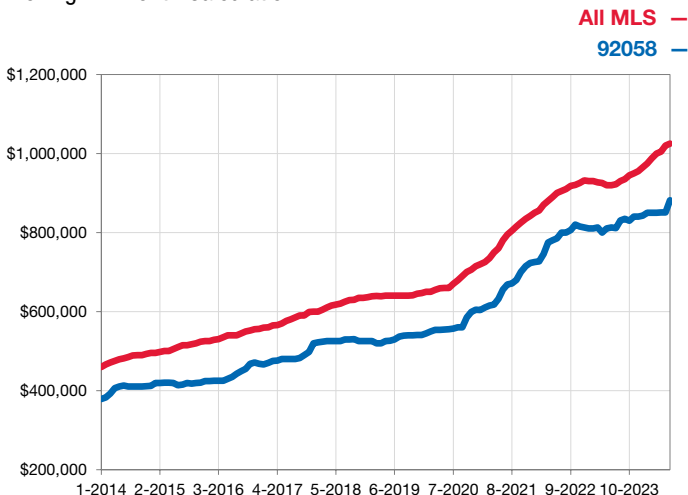
Townhouse-Condo

Key Metrics	July			Year to Date		
	2023	2024	Percent Change	Thru 7-2023	Thru 7-2024	Percent Change
New Listings	7	9	+ 28.6%	42	57	+ 35.7%
Pending Sales	8	11	+ 37.5%	41	37	- 9.8%
Closed Sales	7	6	- 14.3%	38	32	- 15.8%
Median Sales Price*	\$560,000	\$560,000	0.0%	\$535,000	\$580,500	+ 8.5%
Percent of Original List Price Received*	103.2%	103.7%	+ 0.5%	98.2%	102.2%	+ 4.1%
Days on Market Until Sale	12	12	0.0%	56	20	- 64.3%
Inventory of Homes for Sale	7	11	+ 57.1%	--	--	--
Months Supply of Inventory	1.3	2.3	+ 76.9%	--	--	--

* 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

