

# Local Market Update for August 2024

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

## 92054

Oceanside South

### Single Family

Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	22	32	+ 45.5%	154	218	+ 41.6%
Pending Sales	20	21	+ 5.0%	107	141	+ 31.8%
Closed Sales	14	16	+ 14.3%	98	134	+ 36.7%
Median Sales Price*	\$950,000	\$1,340,500	+ 41.1%	\$1,172,500	\$1,275,000	+ 8.7%
Percent of Original List Price Received*	102.4%	96.2%	- 6.1%	100.1%	99.1%	- 1.0%
Days on Market Until Sale	27	44	+ 63.0%	36	35	- 2.8%
Inventory of Homes for Sale	41	47	+ 14.6%	--	--	--
Months Supply of Inventory	3.2	3.0	- 6.3%	--	--	--

\* 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.

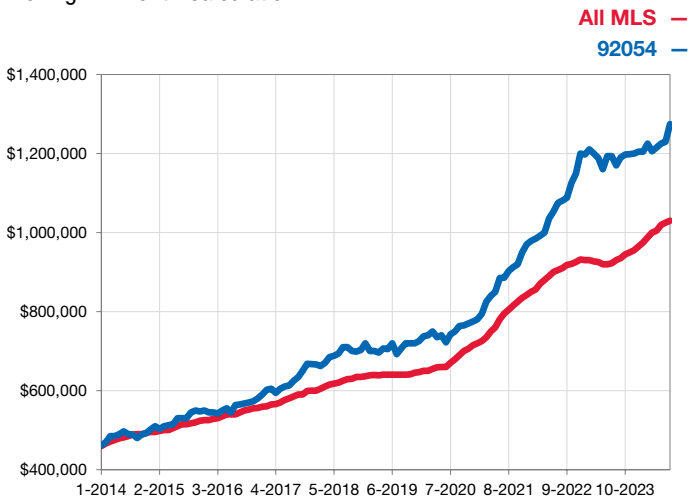
### Townhouse-Condo

Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	19	18	- 5.3%	123	195	+ 58.5%
Pending Sales	20	14	- 30.0%	95	119	+ 25.3%
Closed Sales	13	15	+ 15.4%	81	117	+ 44.4%
Median Sales Price*	\$995,000	\$899,888	- 9.6%	\$892,500	\$985,000	+ 10.4%
Percent of Original List Price Received*	96.2%	97.3%	+ 1.1%	96.5%	96.4%	- 0.1%
Days on Market Until Sale	38	49	+ 28.9%	43	51	+ 18.6%
Inventory of Homes for Sale	21	49	+ 133.3%	--	--	--
Months Supply of Inventory	1.9	3.7	+ 94.7%	--	--	--

\* 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

