

# Local Market Update for October 2024

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

## 92054

Oceanside South

Single Family	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
<b>Key Metrics</b>						
New Listings	31	24	- 22.6%	209	275	+ 31.6%
Pending Sales	14	17	+ 21.4%	132	177	+ 34.1%
Closed Sales	12	21	+ 75.0%	126	173	+ 37.3%
Median Sales Price*	\$1,180,500	\$1,324,900	+ 12.2%	\$1,185,500	\$1,291,045	+ 8.9%
Percent of Original List Price Received*	96.8%	96.4%	- 0.4%	99.7%	98.7%	- 1.0%
Days on Market Until Sale	45	60	+ 33.3%	39	37	- 5.1%
Inventory of Homes for Sale	54	46	- 14.8%	--	--	--
Months Supply of Inventory	4.3	2.7	- 37.2%	--	--	--

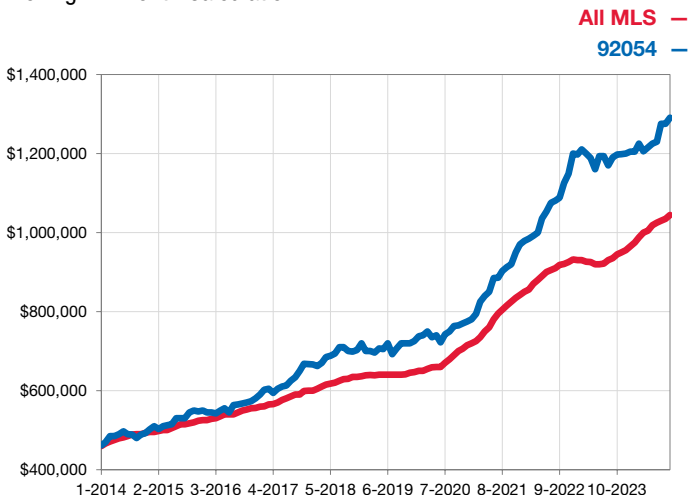
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo	October			Year to Date		
	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
<b>Key Metrics</b>						
New Listings	26	19	- 26.9%	174	236	+ 35.6%
Pending Sales	21	19	- 9.5%	123	155	+ 26.0%
Closed Sales	15	18	+ 20.0%	107	147	+ 37.4%
Median Sales Price*	\$1,072,000	\$862,000	- 19.6%	\$957,000	\$925,000	- 3.3%
Percent of Original List Price Received*	100.3%	95.9%	- 4.4%	97.2%	96.2%	- 1.0%
Days on Market Until Sale	10	59	+ 490.0%	35	52	+ 48.6%
Inventory of Homes for Sale	36	35	- 2.8%	--	--	--
Months Supply of Inventory	3.1	2.5	- 19.4%	--	--	--

\* 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

