

Local Market Update for June 2024

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

92056

Oceanside East

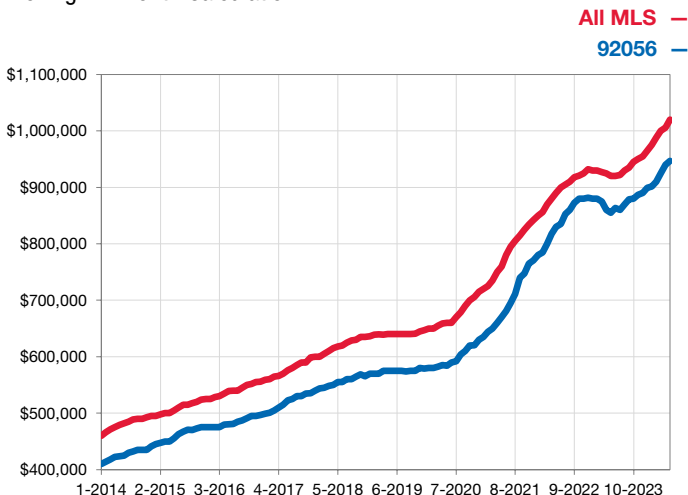
Single Family	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
Key Metrics						
New Listings	36	42	+ 16.7%	175	229	+ 30.9%
Pending Sales	37	28	- 24.3%	157	174	+ 10.8%
Closed Sales	33	29	- 12.1%	149	163	+ 9.4%
Median Sales Price*	\$910,000	\$960,000	+ 5.5%	\$875,000	\$950,000	+ 8.6%
Percent of Original List Price Received*	101.5%	99.8%	- 1.7%	99.5%	101.2%	+ 1.7%
Days on Market Until Sale	21	27	+ 28.6%	37	29	- 21.6%
Inventory of Homes for Sale	25	48	+ 92.0%	--	--	--
Months Supply of Inventory	0.9	1.8	+ 100.0%	--	--	--

* 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	June			Year to Date		
	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
Key Metrics						
New Listings	32	27	- 15.6%	165	151	- 8.5%
Pending Sales	25	13	- 48.0%	157	121	- 22.9%
Closed Sales	33	12	- 63.6%	154	122	- 20.8%
Median Sales Price*	\$585,000	\$559,950	- 4.3%	\$587,500	\$712,000	+ 21.2%
Percent of Original List Price Received*	101.1%	101.3%	+ 0.2%	99.2%	99.9%	+ 0.7%
Days on Market Until Sale	24	20	- 16.7%	42	33	- 21.4%
Inventory of Homes for Sale	32	38	+ 18.8%	--	--	--
Months Supply of Inventory	1.4	1.8	+ 28.6%	--	--	--

* 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

