

Local Market Update for September 2024

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

92056

Oceanside East

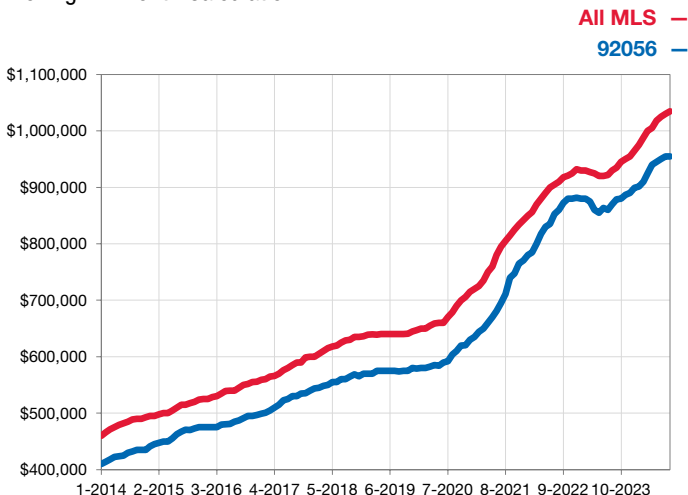
Single Family	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
Key Metrics						
New Listings	24	29	+ 20.8%	261	344	+ 31.8%
Pending Sales	22	24	+ 9.1%	240	264	+ 10.0%
Closed Sales	23	23	0.0%	240	258	+ 7.5%
Median Sales Price*	\$1,000,000	\$1,035,000	+ 3.5%	\$885,000	\$955,000	+ 7.9%
Percent of Original List Price Received*	103.2%	97.2%	- 5.8%	100.7%	100.3%	- 0.4%
Days on Market Until Sale	12	35	+ 191.7%	31	29	- 6.5%
Inventory of Homes for Sale	23	47	+ 104.3%	--	--	--
Months Supply of Inventory	0.9	1.7	+ 88.9%	--	--	--

* 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.

Townhouse-Condo	September			Year to Date		
	2023	2024	Percent Change	Thru 9-2023	Thru 9-2024	Percent Change
Key Metrics						
New Listings	32	24	- 25.0%	261	251	- 3.8%
Pending Sales	21	20	- 4.8%	242	194	- 19.8%
Closed Sales	33	20	- 39.4%	234	191	- 18.4%
Median Sales Price*	\$555,000	\$705,000	+ 27.0%	\$582,500	\$725,000	+ 24.5%
Percent of Original List Price Received*	101.0%	97.8%	- 3.2%	99.6%	99.5%	- 0.1%
Days on Market Until Sale	24	45	+ 87.5%	36	33	- 8.3%
Inventory of Homes for Sale	36	47	+ 30.6%	--	--	--
Months Supply of Inventory	1.5	2.3	+ 53.3%	--	--	--

* 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

