

Local Market Update for October 2024

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

92057

Oceanside North

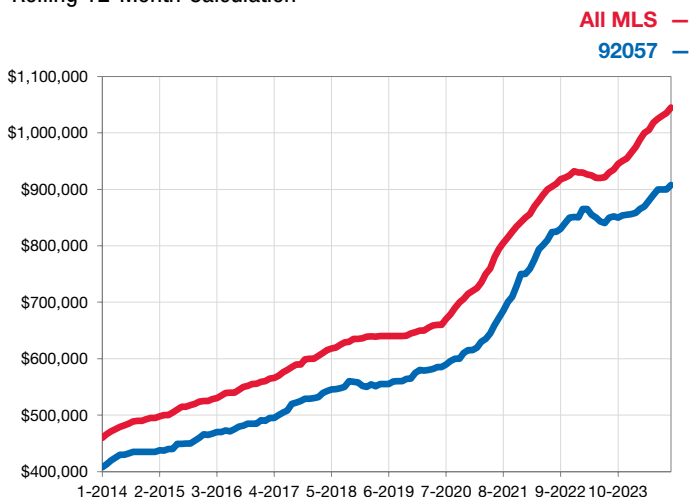
Single Family	October			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	37	39	+ 5.4%	343	375	+ 9.3%
Pending Sales	25	32	+ 28.0%	281	298	+ 6.0%
Closed Sales	22	30	+ 36.4%	274	285	+ 4.0%
Median Sales Price*	\$817,500	\$977,000	+ 19.5%	\$850,000	\$915,000	+ 7.6%
Percent of Original List Price Received*	99.8%	98.7%	- 1.1%	99.7%	100.1%	+ 0.4%
Days on Market Until Sale	21	29	+ 38.1%	27	32	+ 18.5%
Inventory of Homes for Sale	42	55	+ 31.0%	--	--	--
Months Supply of Inventory	1.6	2.0	+ 25.0%	--	--	--

* 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	October			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 10-2023	Thru 10-2024	Percent Change
New Listings	25	36	+ 44.0%	224	304	+ 35.7%
Pending Sales	14	22	+ 57.1%	183	218	+ 19.1%
Closed Sales	24	17	- 29.2%	188	216	+ 14.9%
Median Sales Price*	\$509,000	\$582,500	+ 14.4%	\$505,000	\$535,000	+ 5.9%
Percent of Original List Price Received*	99.7%	99.9%	+ 0.2%	99.4%	99.0%	- 0.4%
Days on Market Until Sale	26	25	- 3.8%	29	33	+ 13.8%
Inventory of Homes for Sale	40	55	+ 37.5%	--	--	--
Months Supply of Inventory	2.2	2.5	+ 13.6%	--	--	--

* 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

