

Local Market Update for June 2024

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

92057

Oceanside North

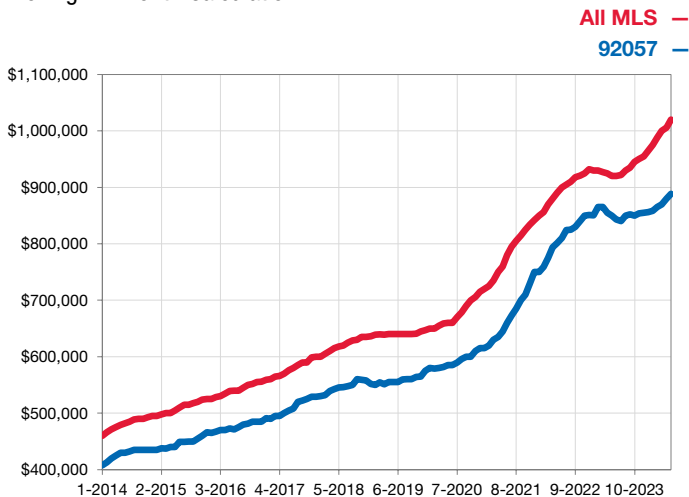
Single Family	June			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	41	29	- 29.3%	208	198	- 4.8%
Pending Sales	29	24	- 17.2%	174	168	- 3.4%
Closed Sales	36	27	- 25.0%	166	158	- 4.8%
Median Sales Price*	\$801,500	\$842,500	+ 5.1%	\$844,000	\$895,000	+ 6.0%
Percent of Original List Price Received*	102.2%	101.3%	- 0.9%	99.3%	100.6%	+ 1.3%
Days on Market Until Sale	17	21	+ 23.5%	30	33	+ 10.0%
Inventory of Homes for Sale	38	45	+ 18.4%	--	--	--
Months Supply of Inventory	1.3	1.7	+ 30.8%	--	--	--

* 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		
Key Metrics	2023	2024	Percent Change	Thru 6-2023	Thru 6-2024	Percent Change
New Listings	15	26	+ 73.3%	127	170	+ 33.9%
Pending Sales	17	24	+ 41.2%	120	129	+ 7.5%
Closed Sales	20	16	- 20.0%	120	126	+ 5.0%
Median Sales Price*	\$477,500	\$494,500	+ 3.6%	\$495,000	\$527,500	+ 6.6%
Percent of Original List Price Received*	99.7%	99.3%	- 0.4%	98.9%	98.9%	0.0%
Days on Market Until Sale	22	38	+ 72.7%	33	33	0.0%
Inventory of Homes for Sale	11	41	+ 272.7%	--	--	--
Months Supply of Inventory	0.6	2.1	+ 250.0%	--	--	--

* 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.

Median Sales Price – Single Family Rolling 12-Month Calculation



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

