



# Local Market Update for March 2019

Provided by the North San Diego County Association of REALTORS®.

## 92007 - Cardiff

North San Diego County

### Detached Single-Family

Key Metrics	March			Rolling 12 Months		
	2018	2019	Percent Change	Thru 3-2018	Thru 3-2019	Percent Change
New Listings	6	13	+ 116.7%	125	129	+ 3.2%
Pending Sales	6	10	+ 66.7%	76	82	+ 7.9%
Closed Sales	4	10	+ 150.0%	83	77	- 7.2%
Days on Market Until Sale	16	33	+ 106.3%	32	36	+ 12.5%
Median Sales Price*	\$1,974,563	<b>\$1,387,500</b>	- 29.7%	\$1,300,000	<b>\$1,500,000</b>	+ 15.4%
Average Sales Price*	\$1,923,531	<b>\$1,488,085</b>	- 22.6%	\$1,410,042	<b>\$1,654,626</b>	+ 17.3%
Percent of Original List Price Received*	94.6%	<b>94.8%</b>	+ 0.2%	96.7%	<b>94.7%</b>	- 2.1%
Percent of List Price Received*	94.6%	<b>98.0%</b>	+ 3.6%	98.3%	<b>96.8%</b>	- 1.5%
Inventory of Homes for Sale	14	19	+ 35.7%	--	--	--
Months Supply of Inventory	2.2	2.8	+ 27.3%	--	--	--

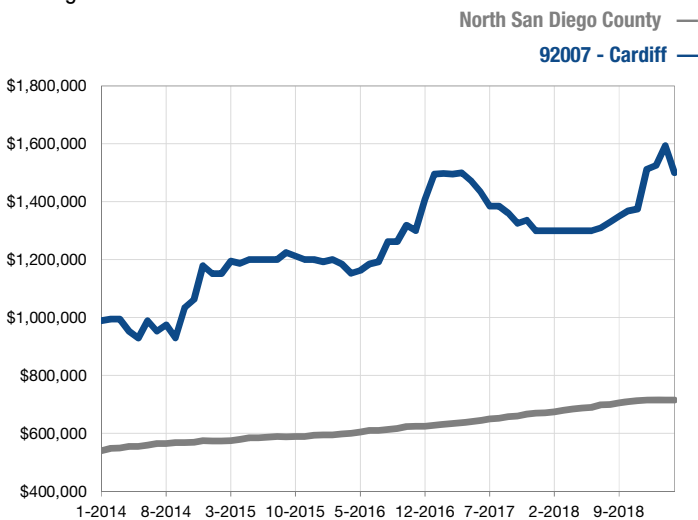
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

### Attached Single-Family

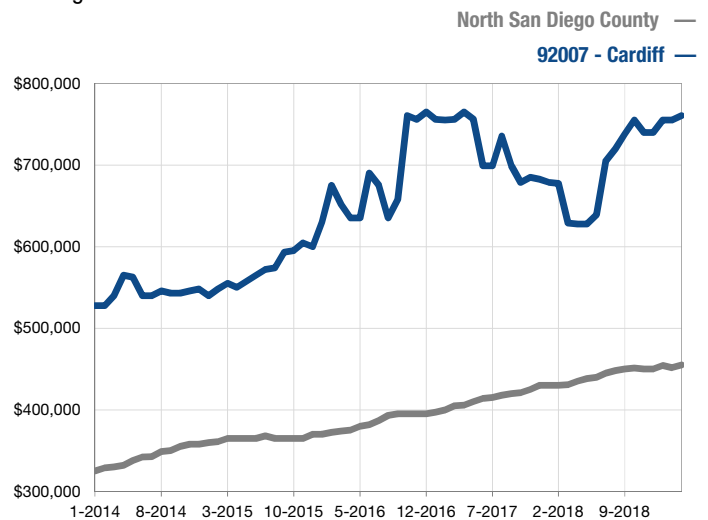
Key Metrics	March			Rolling 12 Months		
	2018	2019	Percent Change	Thru 3-2018	Thru 3-2019	Percent Change
New Listings	5	8	+ 60.0%	61	92	+ 50.8%
Pending Sales	5	6	+ 20.0%	47	57	+ 21.3%
Closed Sales	1	6	+ 500.0%	42	58	+ 38.1%
Days on Market Until Sale	12	38	+ 216.7%	24	27	+ 12.5%
Median Sales Price*	\$1,250,000	<b>\$1,082,500</b>	- 13.4%	\$628,750	<b>\$760,500</b>	+ 21.0%
Average Sales Price*	\$1,250,000	<b>\$1,209,573</b>	- 3.2%	\$832,461	<b>\$1,028,349</b>	+ 23.5%
Percent of Original List Price Received*	98.0%	<b>97.0%</b>	- 1.0%	98.4%	<b>97.9%</b>	- 0.5%
Percent of List Price Received*	98.0%	<b>98.2%</b>	+ 0.2%	99.3%	<b>98.7%</b>	- 0.6%
Inventory of Homes for Sale	7	14	+ 100.0%	--	--	--
Months Supply of Inventory	1.8	2.9	+ 61.1%	--	--	--

\* 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 – Detached Single-Family Rolling 12-Month Calculation



### Median Sales Price – Attached Single-Family Rolling 12-Month Calculation





# Local Market Update for March 2019

Provided by the North San Diego County Association of REALTORS®.

## 92008 - Carlsbad

North San Diego County

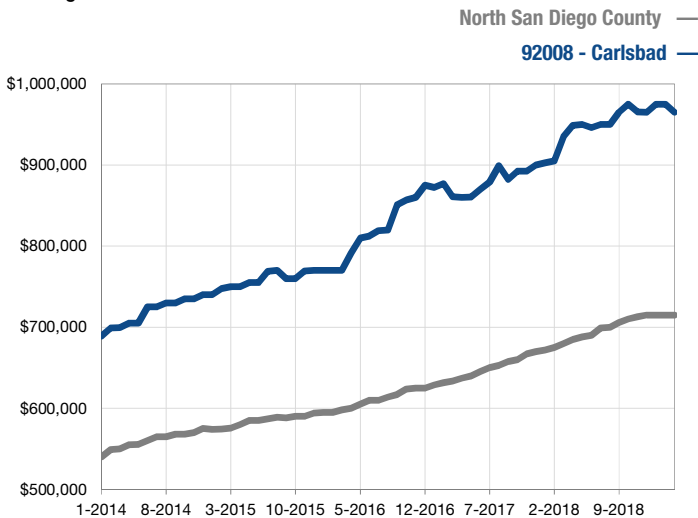
Detached Single-Family	March			Rolling 12 Months		
	2018	2019	Percent Change	Thru 3-2018	Thru 3-2019	Percent Change
<b>Key Metrics</b>						
New Listings	43	32	- 25.6%	331	304	- 8.2%
Pending Sales	31	13	- 58.1%	223	181	- 18.8%
Closed Sales	12	10	- 16.7%	216	197	- 8.8%
Days on Market Until Sale	29	41	+ 41.4%	38	43	+ 13.2%
Median Sales Price*	\$1,145,000	\$1,108,000	- 3.2%	\$935,000	\$965,000	+ 3.2%
Average Sales Price*	\$2,030,417	\$1,725,595	- 15.0%	\$1,188,022	\$1,197,015	+ 0.8%
Percent of Original List Price Received*	96.8%	101.9%	+ 5.3%	96.3%	96.1%	- 0.2%
Percent of List Price Received*	98.4%	98.3%	- 0.1%	97.8%	97.8%	0.0%
Inventory of Homes for Sale	50	52	+ 4.0%	--	--	--
Months Supply of Inventory	2.7	3.4	+ 25.9%	--	--	--

\* 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.

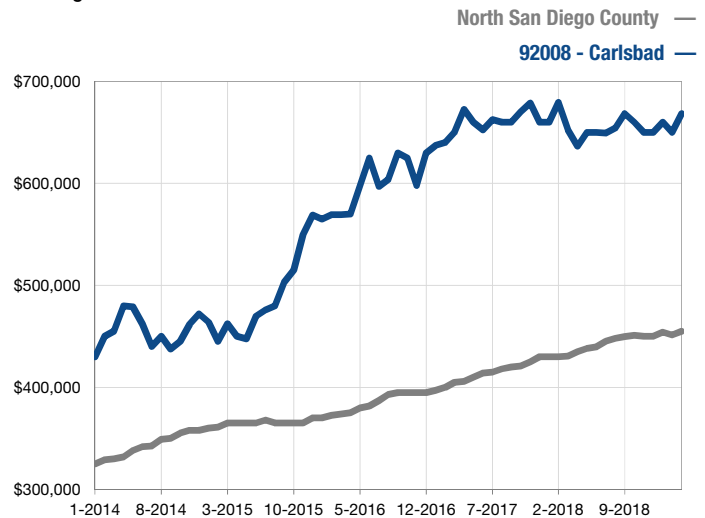
Attached Single-Family	March			Rolling 12 Months		
	2018	2019	Percent Change	Thru 3-2018	Thru 3-2019	Percent Change
<b>Key Metrics</b>						
New Listings	22	13	- 40.9%	219	198	- 9.6%
Pending Sales	8	5	- 37.5%	136	125	- 8.1%
Closed Sales	5	7	+ 40.0%	140	126	- 10.0%
Days on Market Until Sale	19	67	+ 252.6%	30	35	+ 16.7%
Median Sales Price*	\$555,000	\$975,000	+ 75.7%	\$652,500	\$668,500	+ 2.5%
Average Sales Price*	\$754,000	\$1,223,857	+ 62.3%	\$797,328	\$835,202	+ 4.8%
Percent of Original List Price Received*	99.0%	98.4%	- 0.6%	97.3%	97.0%	- 0.3%
Percent of List Price Received*	99.0%	98.4%	- 0.6%	98.5%	97.9%	- 0.6%
Inventory of Homes for Sale	35	33	- 5.7%	--	--	--
Months Supply of Inventory	3.1	3.2	+ 3.2%	--	--	--

\* 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.

Median Sales Price – Detached Single-Family  
Rolling 12-Month Calculation



Median Sales Price – Attached Single-Family  
Rolling 12-Month Calculation





# Local Market Update for March 2019

Provided by the North San Diego County Association of REALTORS®.

## 92009 - Carlsbad

North San Diego County

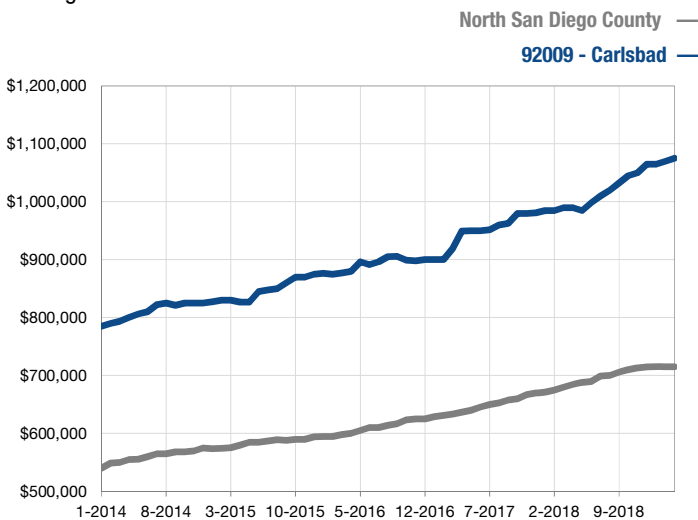
Detached Single-Family	March			Rolling 12 Months		
	2018	2019	Percent Change	Thru 3-2018	Thru 3-2019	Percent Change
<b>Key Metrics</b>						
New Listings	62	70	+ 12.9%	610	692	+ 13.4%
Pending Sales	42	41	- 2.4%	473	450	- 4.9%
Closed Sales	32	34	+ 6.3%	495	453	- 8.5%
Days on Market Until Sale	41	30	- 26.8%	30	30	0.0%
Median Sales Price*	\$1,055,000	<b>\$1,038,000</b>	- 1.6%	\$990,000	<b>\$1,075,000</b>	+ 8.6%
Average Sales Price*	\$1,061,711	<b>\$1,045,601</b>	- 1.5%	\$1,077,215	<b>\$1,136,183</b>	+ 5.5%
Percent of Original List Price Received*	97.6%	<b>97.2%</b>	- 0.4%	97.4%	<b>96.9%</b>	- 0.5%
Percent of List Price Received*	98.3%	<b>98.1%</b>	- 0.2%	98.3%	<b>98.3%</b>	0.0%
Inventory of Homes for Sale	71	88	+ 23.9%	--	--	--
Months Supply of Inventory	1.8	<b>2.3</b>	+ 27.8%	--	--	--

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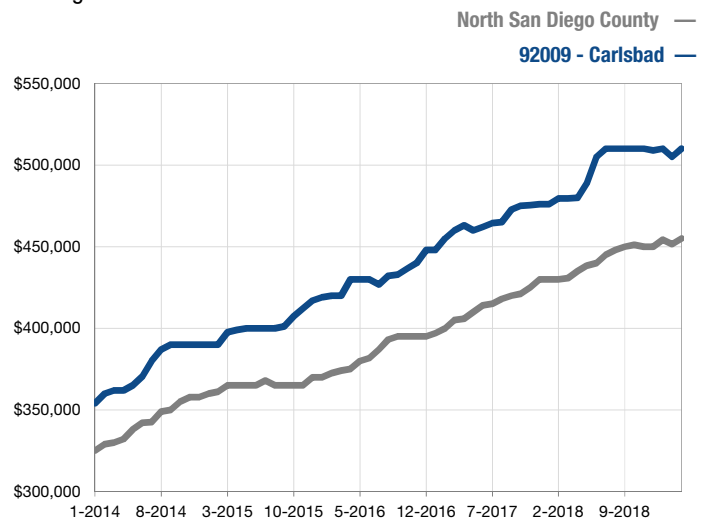
Attached Single-Family	March			Rolling 12 Months		
	2018	2019	Percent Change	Thru 3-2018	Thru 3-2019	Percent Change
<b>Key Metrics</b>						
New Listings	36	34	- 5.6%	386	431	+ 11.7%
Pending Sales	26	21	- 19.2%	293	266	- 9.2%
Closed Sales	22	22	0.0%	306	262	- 14.4%
Days on Market Until Sale	31	34	+ 9.7%	26	32	+ 23.1%
Median Sales Price*	\$473,000	<b>\$520,250</b>	+ 10.0%	\$479,500	<b>\$510,000</b>	+ 6.4%
Average Sales Price*	\$498,364	<b>\$571,523</b>	+ 14.7%	\$507,926	<b>\$531,132</b>	+ 4.6%
Percent of Original List Price Received*	99.1%	<b>97.7%</b>	- 1.4%	97.8%	<b>97.6%</b>	- 0.2%
Percent of List Price Received*	99.9%	<b>98.7%</b>	- 1.2%	99.0%	<b>98.5%</b>	- 0.5%
Inventory of Homes for Sale	41	60	+ 46.3%	--	--	--
Months Supply of Inventory	1.7	<b>2.7</b>	+ 58.8%	--	--	--

\* 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.

**Median Sales Price – Detached Single-Family**  
Rolling 12-Month Calculation



**Median Sales Price – Attached Single-Family**  
Rolling 12-Month Calculation





# Local Market Update for March 2019

Provided by the North San Diego County Association of REALTORS®.

## 92010 - Carlsbad

North San Diego County

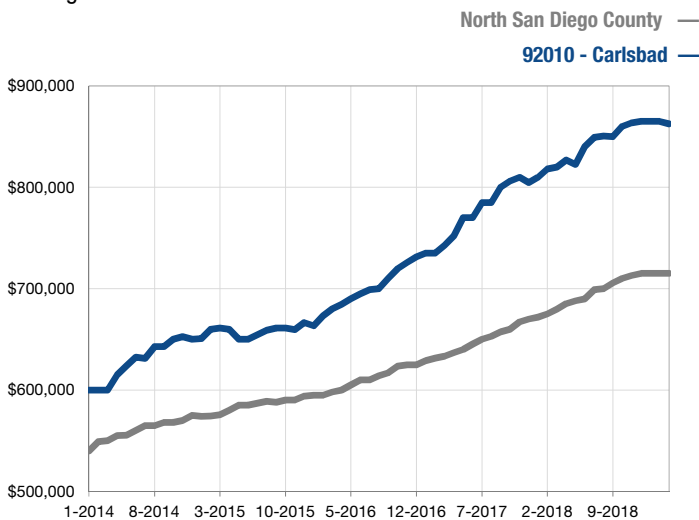
Detached Single-Family	March			Rolling 12 Months		
	2018	2019	Percent Change	Thru 3-2018	Thru 3-2019	Percent Change
<b>Key Metrics</b>						
New Listings	20	21	+ 5.0%	210	243	+ 15.7%
Pending Sales	19	14	- 26.3%	178	152	- 14.6%
Closed Sales	17	9	- 47.1%	173	158	- 8.7%
Days on Market Until Sale	36	29	- 19.4%	26	30	+ 15.4%
Median Sales Price*	\$865,000	<b>\$850,000</b>	- 1.7%	\$820,000	<b>\$862,500</b>	+ 5.2%
Average Sales Price*	\$945,291	<b>\$1,007,933</b>	+ 6.6%	\$866,132	<b>\$944,051</b>	+ 9.0%
Percent of Original List Price Received*	100.0%	101.4%	+ 1.4%	99.8%	98.2%	- 1.6%
Percent of List Price Received*	100.3%	101.9%	+ 1.6%	100.2%	99.4%	- 0.8%
Inventory of Homes for Sale	21	28	+ 33.3%	--	--	--
Months Supply of Inventory	1.4	2.2	+ 57.1%	--	--	--

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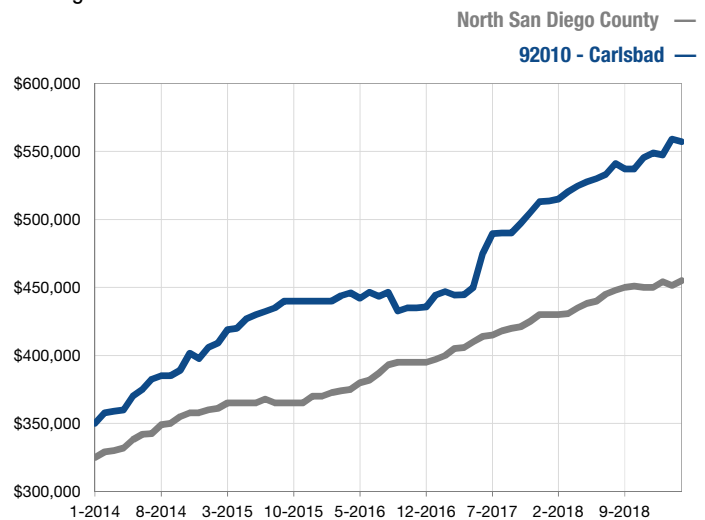
Attached Single-Family	March			Rolling 12 Months		
	2018	2019	Percent Change	Thru 3-2018	Thru 3-2019	Percent Change
<b>Key Metrics</b>						
New Listings	12	17	+ 41.7%	148	268	+ 81.1%
Pending Sales	10	12	+ 20.0%	120	99	- 17.5%
Closed Sales	8	7	- 12.5%	122	94	- 23.0%
Days on Market Until Sale	19	28	+ 47.4%	21	22	+ 4.8%
Median Sales Price*	\$525,250	<b>\$425,000</b>	- 19.1%	\$520,385	<b>\$557,020</b>	+ 7.0%
Average Sales Price*	\$533,188	<b>\$494,249</b>	- 7.3%	\$516,496	<b>\$549,942</b>	+ 6.5%
Percent of Original List Price Received*	98.5%	100.2%	+ 1.7%	99.9%	99.2%	- 0.7%
Percent of List Price Received*	98.9%	100.6%	+ 1.7%	100.2%	99.9%	- 0.3%
Inventory of Homes for Sale	8	19	+ 137.5%	--	--	--
Months Supply of Inventory	0.8	2.3	+ 187.5%	--	--	--

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**Median Sales Price – Detached Single-Family**  
Rolling 12-Month Calculation



**Median Sales Price – Attached Single-Family**  
Rolling 12-Month Calculation





# Local Market Update for March 2019

Provided by the North San Diego County Association of REALTORS®.

## 92011 - Carlsbad

North San Diego County

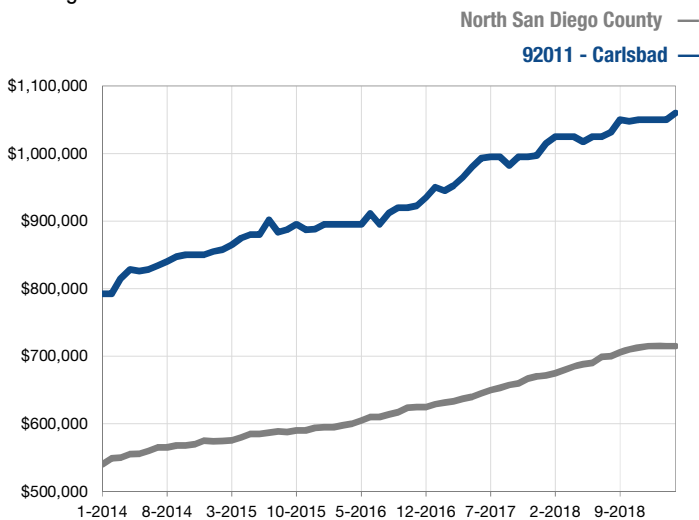
Detached Single-Family	March			Rolling 12 Months		
	2018	2019	Percent Change	Thru 3-2018	Thru 3-2019	Percent Change
<b>Key Metrics</b>						
New Listings	25	42	+ 68.0%	338	374	+ 10.7%
Pending Sales	24	26	+ 8.3%	262	224	- 14.5%
Closed Sales	19	20	+ 5.3%	268	214	- 20.1%
Days on Market Until Sale	21	32	+ 52.4%	29	33	+ 13.8%
Median Sales Price*	\$960,375	<b>\$1,107,500</b>	+ 15.3%	\$1,025,000	<b>\$1,060,000</b>	+ 3.4%
Average Sales Price*	\$1,003,914	<b>\$1,146,081</b>	+ 14.2%	\$1,051,768	<b>\$1,116,606</b>	+ 6.2%
Percent of Original List Price Received*	99.2%	<b>98.2%</b>	- 1.0%	97.3%	<b>96.9%</b>	- 0.4%
Percent of List Price Received*	99.4%	<b>99.0%</b>	- 0.4%	98.2%	<b>98.8%</b>	+ 0.6%
Inventory of Homes for Sale	34	48	+ 41.2%	--	--	--
Months Supply of Inventory	1.6	2.6	+ 62.5%	--	--	--

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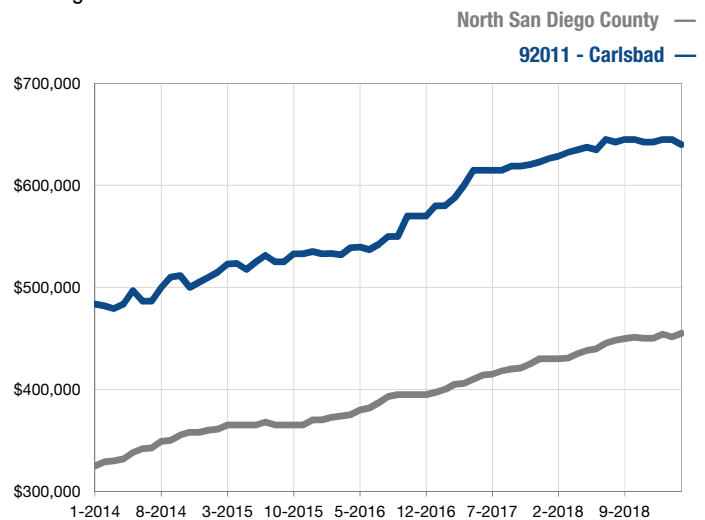
Attached Single-Family	March			Rolling 12 Months		
	2018	2019	Percent Change	Thru 3-2018	Thru 3-2019	Percent Change
<b>Key Metrics</b>						
New Listings	8	16	+ 100.0%	112	192	+ 71.4%
Pending Sales	8	15	+ 87.5%	103	119	+ 15.5%
Closed Sales	6	12	+ 100.0%	114	114	0.0%
Days on Market Until Sale	32	41	+ 28.1%	21	30	+ 42.9%
Median Sales Price*	\$664,513	<b>\$662,500</b>	- 0.3%	\$632,500	<b>\$640,000</b>	+ 1.2%
Average Sales Price*	\$744,338	<b>\$677,917</b>	- 8.9%	\$630,944	<b>\$666,203</b>	+ 5.6%
Percent of Original List Price Received*	98.9%	<b>97.1%</b>	- 1.8%	98.6%	<b>96.7%</b>	- 1.9%
Percent of List Price Received*	99.7%	<b>99.0%</b>	- 0.7%	99.2%	<b>98.4%</b>	- 0.8%
Inventory of Homes for Sale	7	26	+ 271.4%	--	--	--
Months Supply of Inventory	0.8	2.6	+ 225.0%	--	--	--

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**Median Sales Price – Detached Single-Family**  
Rolling 12-Month Calculation



**Median Sales Price – Attached Single-Family**  
Rolling 12-Month Calculation





# Local Market Update for March 2019

Provided by the North San Diego County Association of REALTORS®.

## 92014 - Del Mar

North San Diego County

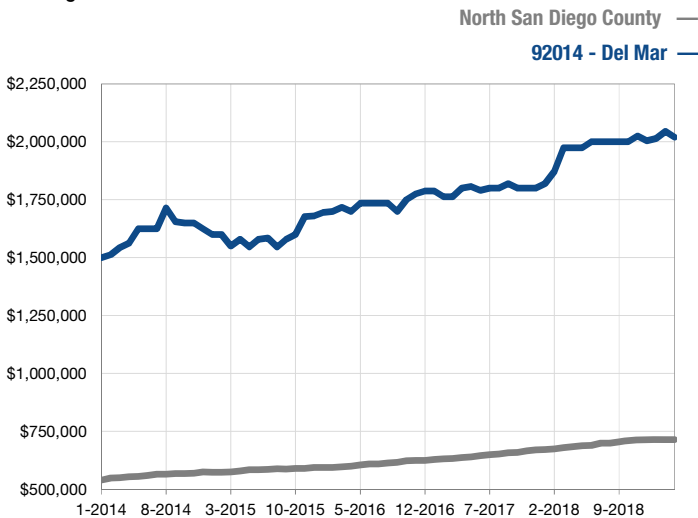
Detached Single-Family	March			Rolling 12 Months		
	2018	2019	Percent Change	Thru 3-2018	Thru 3-2019	Percent Change
<b>Key Metrics</b>						
New Listings	23	28	+ 21.7%	347	309	- 11.0%
Pending Sales	14	19	+ 35.7%	183	135	- 26.2%
Closed Sales	13	14	+ 7.7%	179	132	- 26.3%
Days on Market Until Sale	46	36	- 21.7%	47	56	+ 19.1%
Median Sales Price*	\$1,975,000	<b>\$1,720,000</b>	- 12.9%	\$1,975,000	<b>\$2,020,000</b>	+ 2.3%
Average Sales Price*	\$2,140,009	<b>\$2,981,214</b>	+ 39.3%	\$2,316,101	<b>\$2,783,514</b>	+ 20.2%
Percent of Original List Price Received*	94.5%	<b>93.4%</b>	- 1.2%	93.2%	<b>91.2%</b>	- 2.1%
Percent of List Price Received*	95.5%	<b>96.2%</b>	+ 0.7%	95.5%	<b>94.1%</b>	- 1.5%
Inventory of Homes for Sale	63	77	+ 22.2%	--	--	--
Months Supply of Inventory	4.1	6.8	+ 65.9%	--	--	--

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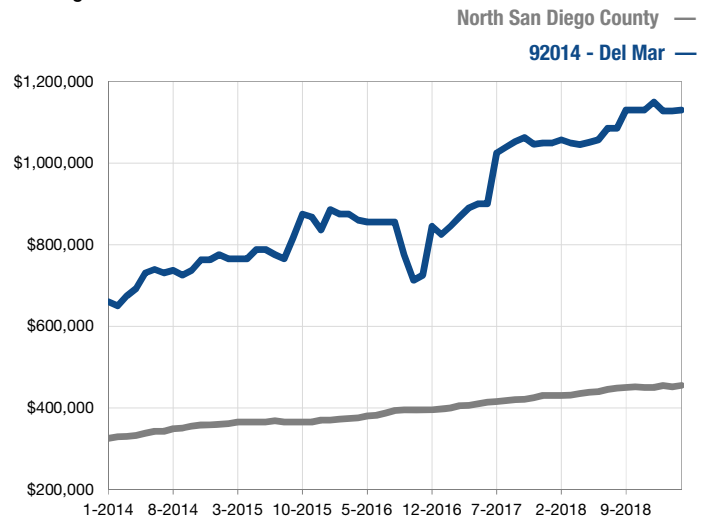
Attached Single-Family	March			Rolling 12 Months		
	2018	2019	Percent Change	Thru 3-2018	Thru 3-2019	Percent Change
<b>Key Metrics</b>						
New Listings	12	6	- 50.0%	114	104	- 8.8%
Pending Sales	9	8	- 11.1%	71	58	- 18.3%
Closed Sales	6	7	+ 16.7%	66	57	- 13.6%
Days on Market Until Sale	31	42	+ 35.5%	36	35	- 2.8%
Median Sales Price*	\$542,075	<b>\$950,000</b>	+ 75.3%	\$1,049,250	<b>\$1,130,000</b>	+ 7.7%
Average Sales Price*	\$767,683	<b>\$1,100,286</b>	+ 43.3%	\$1,056,583	<b>\$1,114,563</b>	+ 5.5%
Percent of Original List Price Received*	96.0%	<b>95.4%</b>	- 0.6%	94.6%	<b>96.1%</b>	+ 1.6%
Percent of List Price Received*	97.6%	<b>96.5%</b>	- 1.1%	97.0%	<b>97.6%</b>	+ 0.6%
Inventory of Homes for Sale	21	22	+ 4.8%	--	--	--
Months Supply of Inventory	3.5	4.6	+ 31.4%	--	--	--

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**Median Sales Price – Detached Single-Family**  
Rolling 12-Month Calculation



**Median Sales Price – Attached Single-Family**  
Rolling 12-Month Calculation





# Local Market Update for March 2019

Provided by the North San Diego County Association of REALTORS®.

## 92024 - Encinitas

North San Diego County

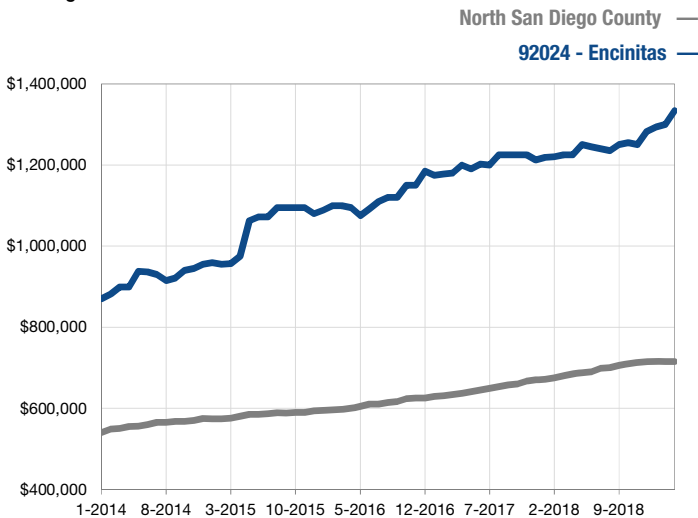
Detached Single-Family	March			Rolling 12 Months		
	2018	2019	Percent Change	Thru 3-2018	Thru 3-2019	Percent Change
<b>Key Metrics</b>						
New Listings	51	68	+ 33.3%	597	660	+ 10.6%
Pending Sales	36	45	+ 25.0%	434	416	- 4.1%
Closed Sales	38	35	- 7.9%	449	404	- 10.0%
Days on Market Until Sale	19	30	+ 57.9%	30	35	+ 16.7%
Median Sales Price*	\$1,194,250	<b>\$1,454,462</b>	+ 21.8%	\$1,225,000	<b>\$1,334,167</b>	+ 8.9%
Average Sales Price*	\$1,362,738	<b>\$1,637,409</b>	+ 20.2%	\$1,387,285	<b>\$1,553,714</b>	+ 12.0%
Percent of Original List Price Received*	99.7%	96.4%	- 3.3%	96.7%	95.8%	- 0.9%
Percent of List Price Received*	99.2%	98.1%	- 1.1%	98.0%	97.7%	- 0.3%
Inventory of Homes for Sale	72	89	+ 23.6%	--	--	--
Months Supply of Inventory	2.0	2.6	+ 30.0%	--	--	--

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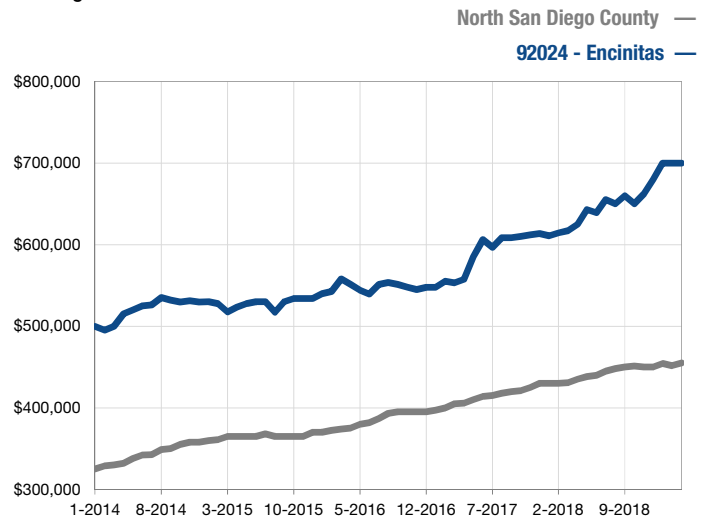
Attached Single-Family	March			Rolling 12 Months		
	2018	2019	Percent Change	Thru 3-2018	Thru 3-2019	Percent Change
<b>Key Metrics</b>						
New Listings	23	32	+ 39.1%	219	250	+ 14.2%
Pending Sales	19	19	0.0%	192	179	- 6.8%
Closed Sales	12	12	0.0%	192	175	- 8.9%
Days on Market Until Sale	13	32	+ 146.2%	24	26	+ 8.3%
Median Sales Price*	\$592,500	<b>\$670,250</b>	+ 13.1%	\$617,250	<b>\$699,900</b>	+ 13.4%
Average Sales Price*	\$628,417	<b>\$768,292</b>	+ 22.3%	\$683,543	<b>\$814,984</b>	+ 19.2%
Percent of Original List Price Received*	100.7%	97.5%	- 3.2%	98.2%	97.7%	- 0.5%
Percent of List Price Received*	101.2%	98.2%	- 3.0%	99.3%	98.8%	- 0.5%
Inventory of Homes for Sale	24	33	+ 37.5%	--	--	--
Months Supply of Inventory	1.5	2.2	+ 46.7%	--	--	--

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**Median Sales Price – Detached Single-Family**  
Rolling 12-Month Calculation



**Median Sales Price – Attached Single-Family**  
Rolling 12-Month Calculation







# Local Market Update for March 2019

Provided by the North San Diego County Association of REALTORS®.

## 92054 - Oceanside

North San Diego County

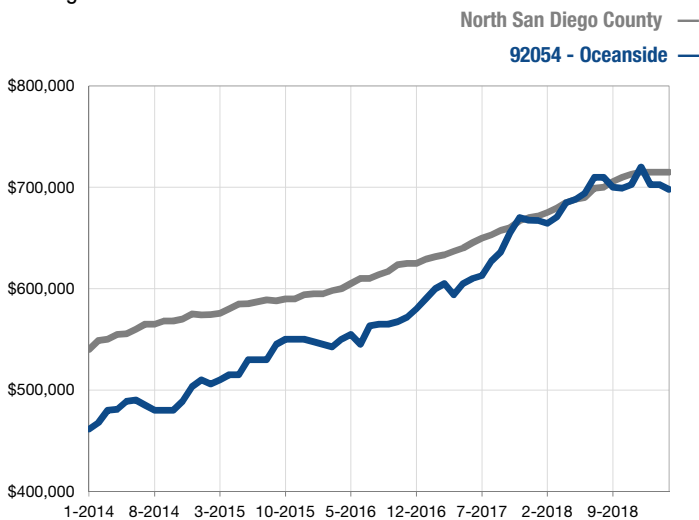
Detached Single-Family	March			Rolling 12 Months		
	2018	2019	Percent Change	Thru 3-2018	Thru 3-2019	Percent Change
<b>Key Metrics</b>						
New Listings	28	21	- 25.0%	346	349	+ 0.9%
Pending Sales	22	23	+ 4.5%	259	232	- 10.4%
Closed Sales	15	18	+ 20.0%	264	225	- 14.8%
Days on Market Until Sale	23	32	+ 39.1%	30	31	+ 3.3%
Median Sales Price*	\$725,000	<b>\$614,500</b>	- 15.2%	\$670,750	<b>\$698,000</b>	+ 4.1%
Average Sales Price*	\$802,918	<b>\$687,500</b>	- 14.4%	\$742,362	<b>\$743,260</b>	+ 0.1%
Percent of Original List Price Received*	99.8%	97.7%	- 2.1%	96.8%	97.5%	+ 0.7%
Percent of List Price Received*	99.8%	99.3%	- 0.5%	98.3%	98.6%	+ 0.3%
Inventory of Homes for Sale	40	31	- 22.5%	--	--	--
Months Supply of Inventory	1.9	1.6	- 15.8%	--	--	--

\* 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.

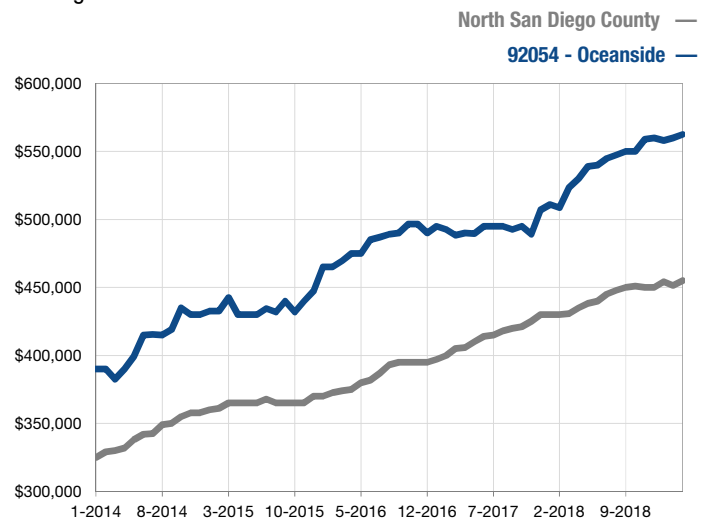
Attached Single-Family	March			Rolling 12 Months		
	2018	2019	Percent Change	Thru 3-2018	Thru 3-2019	Percent Change
<b>Key Metrics</b>						
New Listings	37	27	- 27.0%	349	311	- 10.9%
Pending Sales	19	11	- 42.1%	229	185	- 19.2%
Closed Sales	20	14	- 30.0%	231	182	- 21.2%
Days on Market Until Sale	41	40	- 2.4%	36	37	+ 2.8%
Median Sales Price*	\$532,500	<b>\$522,500</b>	- 1.9%	\$523,500	<b>\$562,500</b>	+ 7.4%
Average Sales Price*	\$610,370	<b>\$641,427</b>	+ 5.1%	\$578,760	<b>\$654,821</b>	+ 13.1%
Percent of Original List Price Received*	97.0%	95.9%	- 1.1%	96.7%	96.8%	+ 0.1%
Percent of List Price Received*	97.4%	96.4%	- 1.0%	97.8%	97.8%	0.0%
Inventory of Homes for Sale	53	71	+ 34.0%	--	--	--
Months Supply of Inventory	2.8	4.6	+ 64.3%	--	--	--

\* 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 – Detached Single-Family**  
Rolling 12-Month Calculation



**Median Sales Price – Attached Single-Family**  
Rolling 12-Month Calculation







# Local Market Update for March 2019

Provided by the North San Diego County Association of REALTORS®.

## 92056 - Oceanside

North San Diego County

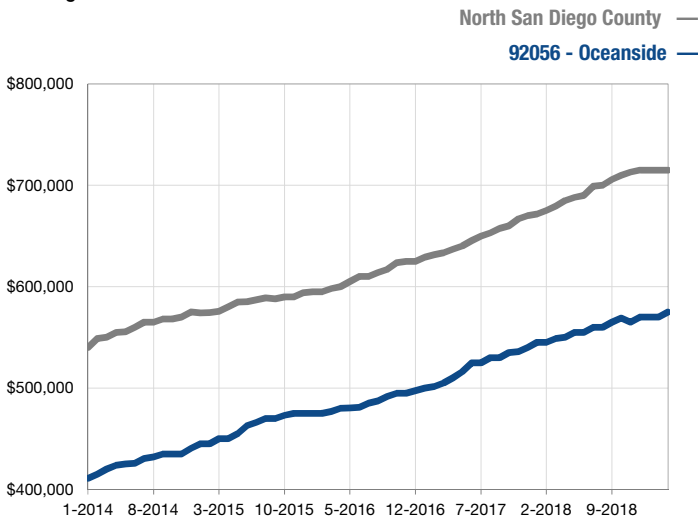
Detached Single-Family	March			Rolling 12 Months		
	2018	2019	Percent Change	Thru 3-2018	Thru 3-2019	Percent Change
<b>Key Metrics</b>						
New Listings	69	47	- 31.9%	670	640	- 4.5%
Pending Sales	39	41	+ 5.1%	564	461	- 18.3%
Closed Sales	47	33	- 29.8%	586	463	- 21.0%
Days on Market Until Sale	14	28	+ 100.0%	22	28	+ 27.3%
Median Sales Price*	\$550,000	<b>\$565,000</b>	+ 2.7%	\$549,000	<b>\$575,000</b>	+ 4.7%
Average Sales Price*	\$575,435	<b>\$574,268</b>	- 0.2%	\$560,535	<b>\$588,410</b>	+ 5.0%
Percent of Original List Price Received*	99.4%	<b>97.5%</b>	- 1.9%	98.8%	<b>97.6%</b>	- 1.2%
Percent of List Price Received*	99.5%	<b>98.3%</b>	- 1.2%	99.3%	<b>98.8%</b>	- 0.5%
Inventory of Homes for Sale	68	50	- 26.5%	--	--	--
Months Supply of Inventory	1.4	1.3	- 7.1%	--	--	--

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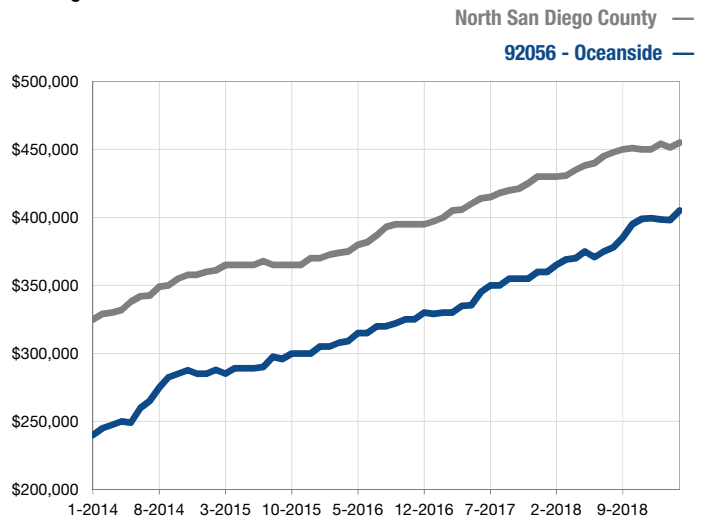
Attached Single-Family	March			Rolling 12 Months		
	2018	2019	Percent Change	Thru 3-2018	Thru 3-2019	Percent Change
<b>Key Metrics</b>						
New Listings	42	43	+ 2.4%	420	545	+ 29.8%
Pending Sales	31	36	+ 16.1%	351	314	- 10.5%
Closed Sales	37	21	- 43.2%	344	315	- 8.4%
Days on Market Until Sale	38	40	+ 5.3%	23	34	+ 47.8%
Median Sales Price*	\$395,000	<b>\$450,000</b>	+ 13.9%	\$369,000	<b>\$405,000</b>	+ 9.8%
Average Sales Price*	\$453,455	<b>\$472,685</b>	+ 4.2%	\$425,426	<b>\$454,374</b>	+ 6.8%
Percent of Original List Price Received*	97.6%	<b>97.3%</b>	- 0.3%	98.3%	<b>97.2%</b>	- 1.1%
Percent of List Price Received*	99.2%	<b>98.0%</b>	- 1.2%	98.9%	<b>98.3%</b>	- 0.6%
Inventory of Homes for Sale	49	60	+ 22.4%	--	--	--
Months Supply of Inventory	1.7	2.3	+ 35.3%	--	--	--

\* 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 – Detached Single-Family**  
Rolling 12-Month Calculation



**Median Sales Price – Attached Single-Family**  
Rolling 12-Month Calculation





# Local Market Update for March 2019

Provided by the North San Diego County Association of REALTORS®.

## 92057 - Oceanside

North San Diego County

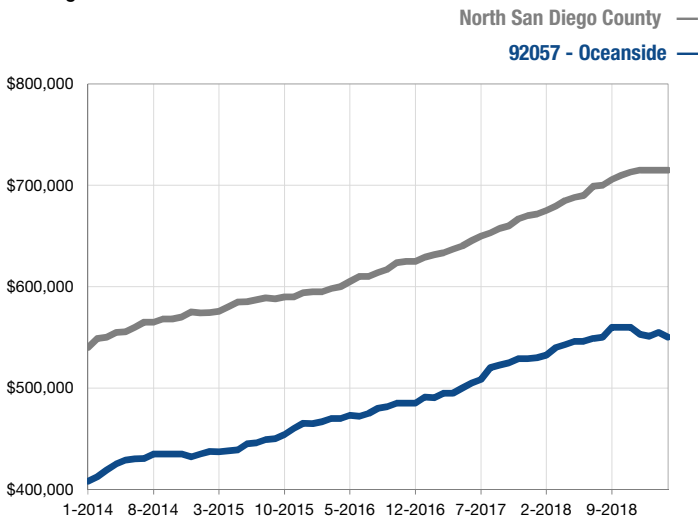
Detached Single-Family Key Metrics	March			Rolling 12 Months		
	2018	2019	Percent Change	Thru 3-2018	Thru 3-2019	Percent Change
New Listings	97	56	- 42.3%	882	778	- 11.8%
Pending Sales	69	43	- 37.7%	710	579	- 18.5%
Closed Sales	60	42	- 30.0%	715	585	- 18.2%
Days on Market Until Sale	21	41	+ 95.2%	23	32	+ 39.1%
Median Sales Price*	\$572,500	<b>\$540,500</b>	- 5.6%	\$540,000	<b>\$550,000</b>	+ 1.9%
Average Sales Price*	\$571,181	<b>\$555,216</b>	- 2.8%	\$540,657	<b>\$559,339</b>	+ 3.5%
Percent of Original List Price Received*	98.7%	<b>98.9%</b>	+ 0.2%	98.8%	<b>98.2%</b>	- 0.6%
Percent of List Price Received*	99.0%	<b>99.3%</b>	+ 0.3%	99.3%	<b>99.3%</b>	0.0%
Inventory of Homes for Sale	103	83	- 19.4%	--	--	--
Months Supply of Inventory	1.7	1.7	0.0%	--	--	--

\* 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.

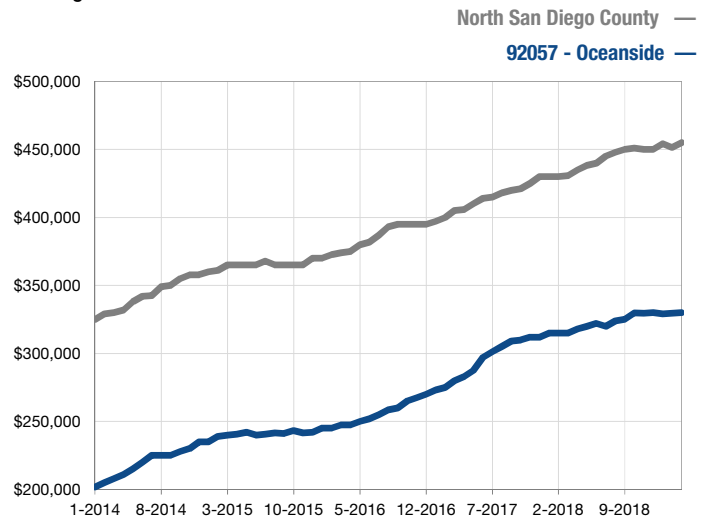
Attached Single-Family Key Metrics	March			Rolling 12 Months		
	2018	2019	Percent Change	Thru 3-2018	Thru 3-2019	Percent Change
New Listings	39	32	- 17.9%	453	489	+ 7.9%
Pending Sales	33	32	- 3.0%	362	349	- 3.6%
Closed Sales	33	21	- 36.4%	360	349	- 3.1%
Days on Market Until Sale	43	31	- 27.9%	32	36	+ 12.5%
Median Sales Price*	\$319,900	<b>\$330,000</b>	+ 3.2%	\$315,000	<b>\$330,000</b>	+ 4.8%
Average Sales Price*	\$314,452	<b>\$329,781</b>	+ 4.9%	\$312,415	<b>\$332,365</b>	+ 6.4%
Percent of Original List Price Received*	96.6%	<b>97.5%</b>	+ 0.9%	97.7%	<b>96.5%</b>	- 1.2%
Percent of List Price Received*	98.1%	<b>98.8%</b>	+ 0.7%	98.7%	<b>98.2%</b>	- 0.5%
Inventory of Homes for Sale	52	41	- 21.2%	--	--	--
Months Supply of Inventory	1.7	1.4	- 17.6%	--	--	--

\* 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 – Detached Single-Family  
Rolling 12-Month Calculation



Median Sales Price – Attached Single-Family  
Rolling 12-Month Calculation





# Local Market Update for March 2019

Provided by the North San Diego County Association of REALTORS®.

## 92058 - Oceanside

North San Diego County

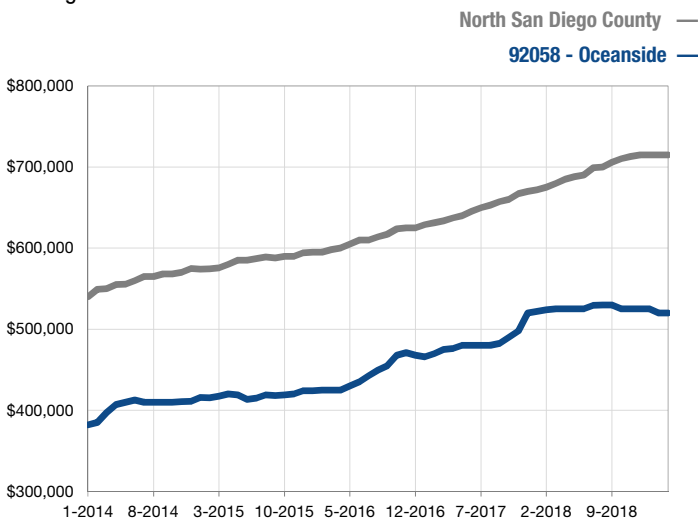
Detached Single-Family Key Metrics	March			Rolling 12 Months		
	2018	2019	Percent Change	Thru 3-2018	Thru 3-2019	Percent Change
New Listings	14	17	+ 21.4%	179	191	+ 6.7%
Pending Sales	14	22	+ 57.1%	146	136	- 6.8%
Closed Sales	20	7	- 65.0%	149	125	- 16.1%
Days on Market Until Sale	31	17	- 45.2%	30	28	- 6.7%
Median Sales Price*	\$507,500	<b>\$510,000</b>	+ 0.5%	\$525,000	<b>\$520,000</b>	- 1.0%
Average Sales Price*	\$528,245	<b>\$520,414</b>	- 1.5%	\$513,417	<b>\$533,312</b>	+ 3.9%
Percent of Original List Price Received*	99.8%	<b>99.4%</b>	- 0.4%	98.2%	<b>97.8%</b>	- 0.4%
Percent of List Price Received*	100.2%	<b>99.9%</b>	- 0.3%	99.0%	<b>98.8%</b>	- 0.2%
Inventory of Homes for Sale	16	19	+ 18.8%	--	--	--
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.

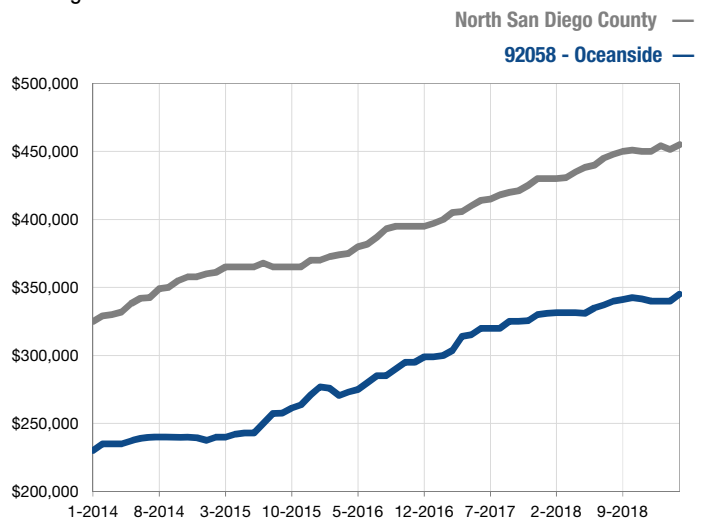
Attached Single-Family Key Metrics	March			Rolling 12 Months		
	2018	2019	Percent Change	Thru 3-2018	Thru 3-2019	Percent Change
New Listings	9	11	+ 22.2%	168	118	- 29.8%
Pending Sales	11	7	- 36.4%	143	93	- 35.0%
Closed Sales	12	5	- 58.3%	150	93	- 38.0%
Days on Market Until Sale	19	47	+ 147.4%	27	28	+ 3.7%
Median Sales Price*	\$325,000	<b>\$451,000</b>	+ 38.8%	\$331,500	<b>\$345,000</b>	+ 4.1%
Average Sales Price*	\$345,042	<b>\$446,900</b>	+ 29.5%	\$332,711	<b>\$348,800</b>	+ 4.8%
Percent of Original List Price Received*	98.1%	<b>99.2%</b>	+ 1.1%	98.3%	<b>98.6%</b>	+ 0.3%
Percent of List Price Received*	98.8%	<b>99.8%</b>	+ 1.0%	99.0%	<b>99.3%</b>	+ 0.3%
Inventory of Homes for Sale	10	14	+ 40.0%	--	--	--
Months Supply of Inventory	0.8	1.8	+ 125.0%	--	--	--

\* 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 – Detached Single-Family**  
Rolling 12-Month Calculation



**Median Sales Price – Attached Single-Family**  
Rolling 12-Month Calculation





# Local Market Update for March 2019

Provided by the North San Diego County Association of REALTORS®.

## 92075 - Solana Beach

North San Diego County

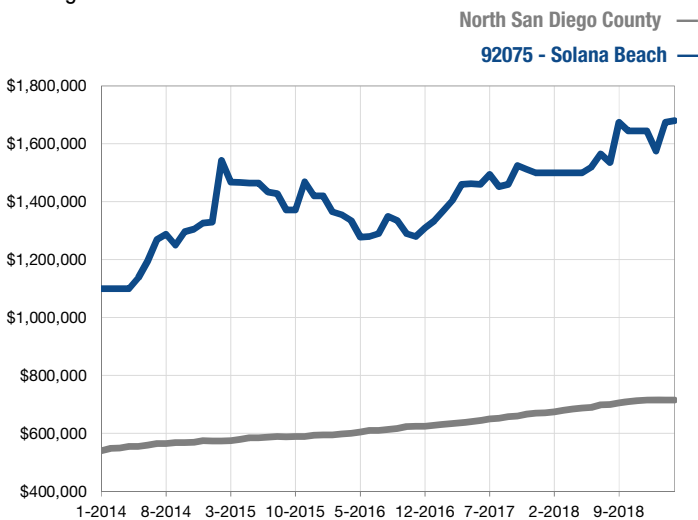
Detached Single-Family	March			Rolling 12 Months		
	2018	2019	Percent Change	Thru 3-2018	Thru 3-2019	Percent Change
<b>Key Metrics</b>						
New Listings	17	12	- 29.4%	142	140	- 1.4%
Pending Sales	7	5	- 28.6%	102	78	- 23.5%
Closed Sales	8	6	- 25.0%	105	81	- 22.9%
Days on Market Until Sale	49	4	- 91.8%	41	43	+ 4.9%
Median Sales Price*	\$1,502,500	<b>\$1,647,791</b>	+ 9.7%	\$1,500,000	<b>\$1,680,000</b>	+ 12.0%
Average Sales Price*	\$1,619,384	<b>\$2,880,930</b>	+ 77.9%	\$1,810,320	<b>\$1,990,589</b>	+ 10.0%
Percent of Original List Price Received*	93.4%	<b>99.2%</b>	+ 6.2%	94.3%	<b>96.5%</b>	+ 2.3%
Percent of List Price Received*	96.4%	<b>99.4%</b>	+ 3.1%	96.5%	<b>98.3%</b>	+ 1.9%
Inventory of Homes for Sale	24	31	+ 29.2%	--	--	--
Months Supply of Inventory	2.8	4.8	+ 71.4%	--	--	--

\* 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.

Attached Single-Family	March			Rolling 12 Months		
	2018	2019	Percent Change	Thru 3-2018	Thru 3-2019	Percent Change
<b>Key Metrics</b>						
New Listings	14	15	+ 7.1%	161	167	+ 3.7%
Pending Sales	15	5	- 66.7%	125	93	- 25.6%
Closed Sales	10	5	- 50.0%	130	99	- 23.8%
Days on Market Until Sale	52	82	+ 57.7%	33	38	+ 15.2%
Median Sales Price*	\$952,500	<b>\$795,000</b>	- 16.5%	\$875,000	<b>\$925,000</b>	+ 5.7%
Average Sales Price*	\$1,067,150	<b>\$881,000</b>	- 17.4%	\$995,387	<b>\$1,004,863</b>	+ 1.0%
Percent of Original List Price Received*	93.0%	<b>90.3%</b>	- 2.9%	96.3%	<b>95.7%</b>	- 0.6%
Percent of List Price Received*	96.7%	<b>98.2%</b>	+ 1.6%	97.6%	<b>97.9%</b>	+ 0.3%
Inventory of Homes for Sale	23	28	+ 21.7%	--	--	--
Months Supply of Inventory	2.2	3.6	+ 63.6%	--	--	--

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**Median Sales Price – Detached Single-Family**  
Rolling 12-Month Calculation



**Median Sales Price – Attached Single-Family**  
Rolling 12-Month Calculation

