



# Local Market Update for May 2019

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

## 92007 - Cardiff

North San Diego County

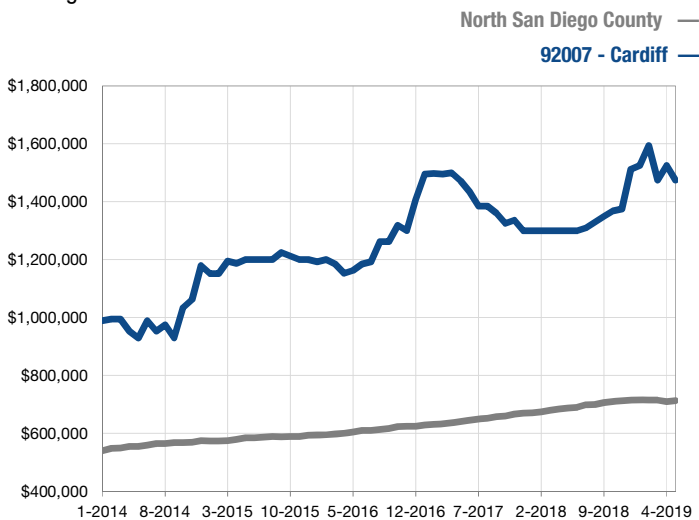
Detached Single-Family	May			Rolling 12 Months		
	2018	2019	Percent Change	Thru 5-2018	Thru 5-2019	Percent Change
<b>Key Metrics</b>						
New Listings	7	16	+ 128.6%	111	152	+ 36.9%
Pending Sales	3	4	+ 33.3%	65	85	+ 30.8%
Closed Sales	4	7	+ 75.0%	69	84	+ 21.7%
Days on Market Until Sale	32	8	- 75.0%	34	34	0.0%
Median Sales Price*	\$1,622,500	<b>\$1,342,000</b>	- 17.3%	\$1,300,000	<b>\$1,475,000</b>	+ 13.5%
Average Sales Price*	\$1,551,125	<b>\$1,390,571</b>	- 10.4%	\$1,396,239	<b>\$1,721,859</b>	+ 23.3%
Percent of Original List Price Received*	94.9%	<b>95.7%</b>	+ 0.8%	96.5%	<b>94.8%</b>	- 1.8%
Percent of List Price Received*	96.0%	<b>97.0%</b>	+ 1.0%	98.0%	<b>96.8%</b>	- 1.2%
Inventory of Homes for Sale	13	29	+ 123.1%	--	--	--
Months Supply of Inventory	2.4	4.1	+ 70.8%	--	--	--

\* 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.

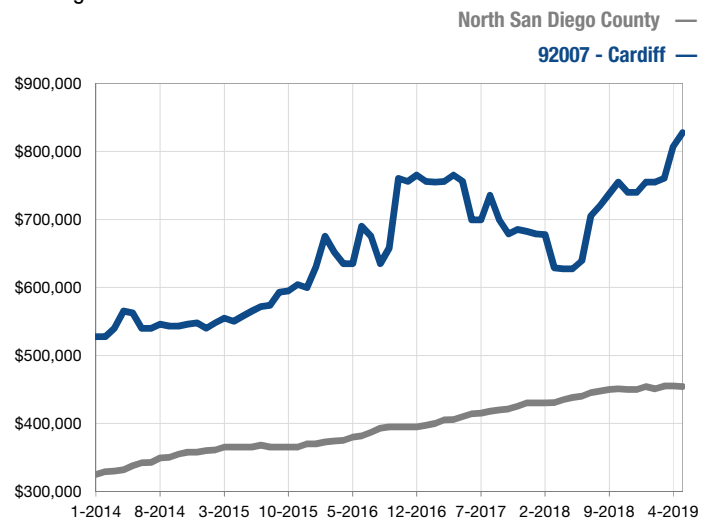
Attached Single-Family	May			Rolling 12 Months		
	2018	2019	Percent Change	Thru 5-2018	Thru 5-2019	Percent Change
<b>Key Metrics</b>						
New Listings	9	9	0.0%	67	87	+ 29.9%
Pending Sales	12	6	- 50.0%	48	56	+ 16.7%
Closed Sales	4	8	+ 100.0%	46	56	+ 21.7%
Days on Market Until Sale	9	40	+ 344.4%	23	33	+ 43.5%
Median Sales Price*	\$753,000	<b>\$1,287,500</b>	+ 71.0%	\$627,500	<b>\$827,500</b>	+ 31.9%
Average Sales Price*	\$719,000	<b>\$1,190,125</b>	+ 65.5%	\$807,117	<b>\$1,110,710</b>	+ 37.6%
Percent of Original List Price Received*	96.5%	<b>99.1%</b>	+ 2.7%	98.2%	<b>97.8%</b>	- 0.4%
Percent of List Price Received*	97.9%	<b>99.4%</b>	+ 1.5%	99.0%	<b>98.7%</b>	- 0.3%
Inventory of Homes for Sale	8	9	+ 12.5%	--	--	--
Months Supply of Inventory	2.0	1.9	- 5.0%	--	--	--

\* 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 May 2019

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

North San Diego County  
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**HOMEDEX**

## 92008 - Carlsbad

North San Diego County

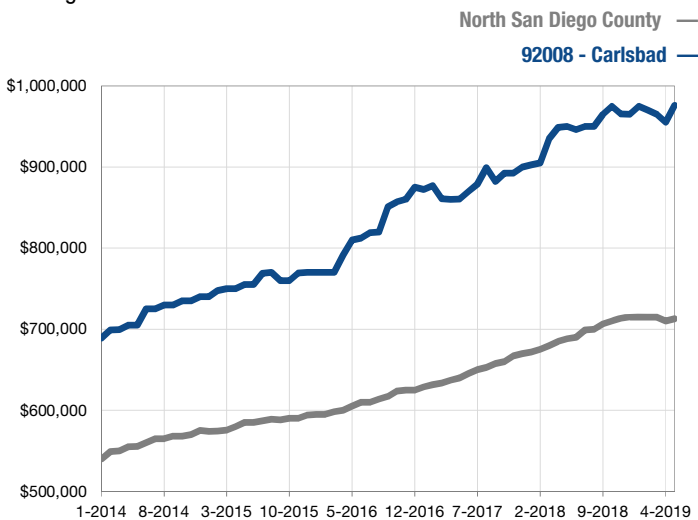
Detached Single-Family	May			Rolling 12 Months		
	2018	2019	Percent Change	Thru 5-2018	Thru 5-2019	Percent Change
<b>Key Metrics</b>						
New Listings	33	37	+ 12.1%	329	306	- 7.0%
Pending Sales	24	16	- 33.3%	216	177	- 18.1%
Closed Sales	22	18	- 18.2%	221	181	- 18.1%
Days on Market Until Sale	60	25	- 58.3%	39	39	0.0%
Median Sales Price*	\$938,500	<b>\$1,067,500</b>	+ 13.7%	\$950,000	<b>\$976,000</b>	+ 2.7%
Average Sales Price*	\$1,094,364	<b>\$1,102,222</b>	+ 0.7%	\$1,161,802	<b>\$1,198,393</b>	+ 3.1%
Percent of Original List Price Received*	95.1%	<b>95.8%</b>	+ 0.7%	96.2%	<b>95.8%</b>	- 0.4%
Percent of List Price Received*	96.3%	<b>96.4%</b>	+ 0.1%	97.7%	<b>97.6%</b>	- 0.1%
Inventory of Homes for Sale	59	60	+ 1.7%	--	--	--
Months Supply of Inventory	3.3	4.1	+ 24.2%	--	--	--

\* 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.

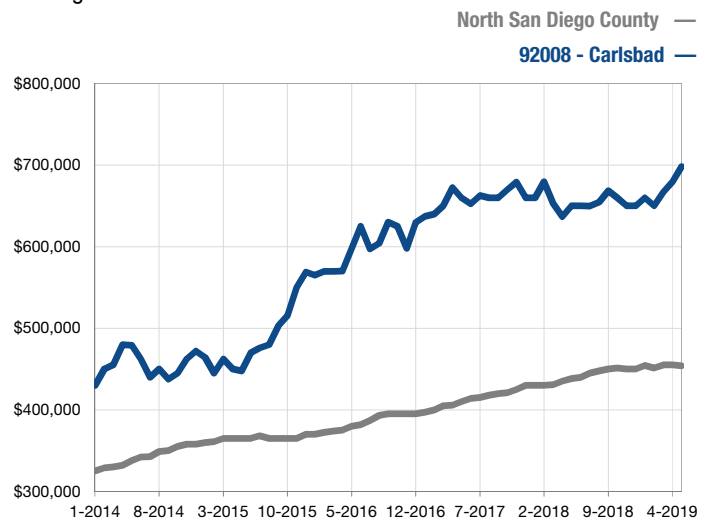
Attached Single-Family	May			Rolling 12 Months		
	2018	2019	Percent Change	Thru 5-2018	Thru 5-2019	Percent Change
<b>Key Metrics</b>						
New Listings	25	18	- 28.0%	205	197	- 3.9%
Pending Sales	11	9	- 18.2%	131	120	- 8.4%
Closed Sales	13	10	- 23.1%	137	122	- 10.9%
Days on Market Until Sale	19	31	+ 63.2%	29	38	+ 31.0%
Median Sales Price*	\$725,000	<b>\$730,000</b>	+ 0.7%	\$650,000	<b>\$697,900</b>	+ 7.4%
Average Sales Price*	\$903,885	<b>\$781,269</b>	- 13.6%	\$798,190	<b>\$835,361</b>	+ 4.7%
Percent of Original List Price Received*	97.0%	<b>97.4%</b>	+ 0.4%	97.2%	<b>96.8%</b>	- 0.4%
Percent of List Price Received*	97.7%	<b>98.0%</b>	+ 0.3%	98.5%	<b>97.9%</b>	- 0.6%
Inventory of Homes for Sale	36	39	+ 8.3%	--	--	--
Months Supply of Inventory	3.3	3.9	+ 18.2%	--	--	--

\* 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 May 2019

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

## 92009 - Carlsbad

North San Diego County

### Detached Single-Family

Key Metrics	May			Rolling 12 Months		
	2018	2019	Percent Change	Thru 5-2018	Thru 5-2019	Percent Change
New Listings	82	66	- 19.5%	613	689	+ 12.4%
Pending Sales	59	62	+ 5.1%	457	459	+ 0.4%
Closed Sales	38	41	+ 7.9%	465	446	- 4.1%
Days on Market Until Sale	21	29	+ 38.1%	30	30	0.0%
Median Sales Price*	\$1,087,000	<b>\$1,070,000</b>	- 1.6%	\$985,000	<b>\$1,076,825</b>	+ 9.3%
Average Sales Price*	\$1,185,504	<b>\$1,162,376</b>	- 2.0%	\$1,082,889	<b>\$1,139,376</b>	+ 5.2%
Percent of Original List Price Received*	98.1%	97.8%	- 0.3%	97.4%	96.9%	- 0.5%
Percent of List Price Received*	98.9%	98.4%	- 0.5%	98.4%	98.3%	- 0.1%
Inventory of Homes for Sale	85	78	- 8.2%	--	--	--
Months Supply of Inventory	2.2	2.0	- 9.1%	--	--	--

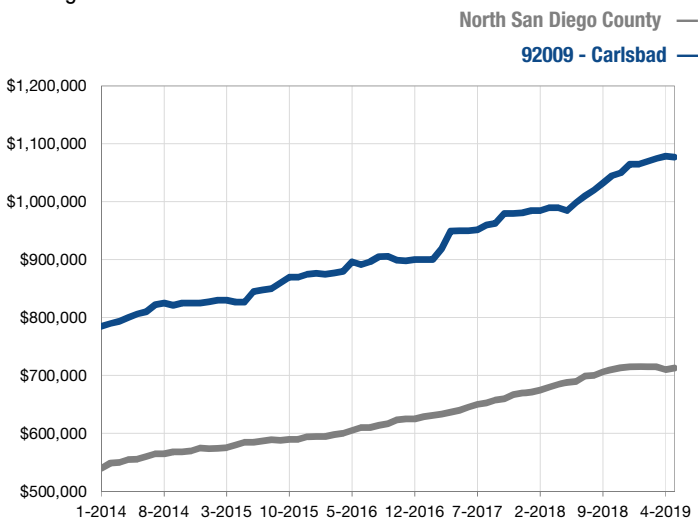
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### Attached Single-Family

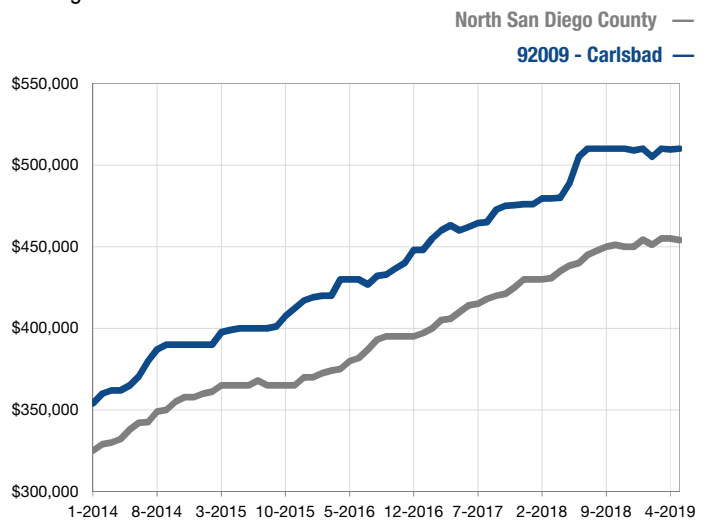
Key Metrics	May			Rolling 12 Months		
	2018	2019	Percent Change	Thru 5-2018	Thru 5-2019	Percent Change
New Listings	41	40	- 2.4%	403	426	+ 5.7%
Pending Sales	37	30	- 18.9%	294	259	- 11.9%
Closed Sales	25	29	+ 16.0%	290	264	- 9.0%
Days on Market Until Sale	13	22	+ 69.2%	23	32	+ 39.1%
Median Sales Price*	\$512,000	<b>\$526,000</b>	+ 2.7%	\$489,000	<b>\$510,000</b>	+ 4.3%
Average Sales Price*	\$525,980	<b>\$547,621</b>	+ 4.1%	\$515,992	<b>\$528,438</b>	+ 2.4%
Percent of Original List Price Received*	99.7%	97.7%	- 2.0%	98.1%	97.4%	- 0.7%
Percent of List Price Received*	99.7%	98.8%	- 0.9%	99.2%	98.4%	- 0.8%
Inventory of Homes for Sale	55	63	+ 14.5%	--	--	--
Months Supply of Inventory	2.2	2.9	+ 31.8%	--	--	--

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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 May 2019

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**HOMEDEX**

## 92010 - Carlsbad

North San Diego County

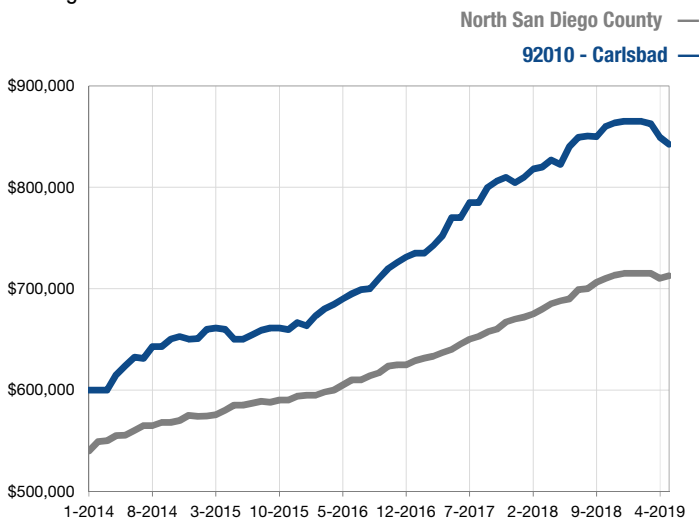
Detached Single-Family	May			Rolling 12 Months		
	2018	2019	Percent Change	Thru 5-2018	Thru 5-2019	Percent Change
<b>Key Metrics</b>						
New Listings	34	31	- 8.8%	222	245	+ 10.4%
Pending Sales	21	16	- 23.8%	170	145	- 14.7%
Closed Sales	14	13	- 7.1%	174	153	- 12.1%
Days on Market Until Sale	24	22	- 8.3%	25	32	+ 28.0%
Median Sales Price*	\$873,750	<b>\$842,500</b>	- 3.6%	\$822,500	<b>\$842,500</b>	+ 2.4%
Average Sales Price*	\$936,678	<b>\$865,081</b>	- 7.6%	\$870,936	<b>\$945,914</b>	+ 8.6%
Percent of Original List Price Received*	99.2%	97.4%	- 1.8%	99.7%	97.8%	- 1.9%
Percent of List Price Received*	99.4%	99.0%	- 0.4%	100.1%	99.1%	- 1.0%
Inventory of Homes for Sale	30	34	+ 13.3%	--	--	--
Months Supply of Inventory	2.1	2.8	+ 33.3%	--	--	--

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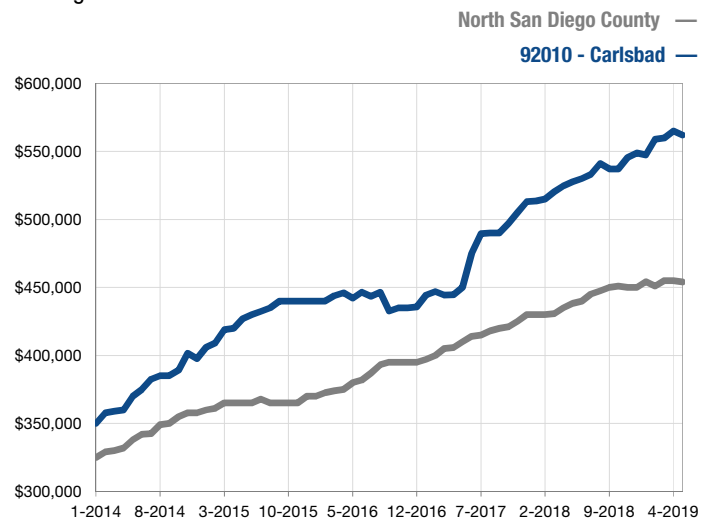
Attached Single-Family	May			Rolling 12 Months		
	2018	2019	Percent Change	Thru 5-2018	Thru 5-2019	Percent Change
<b>Key Metrics</b>						
New Listings	26	22	- 15.4%	173	259	+ 49.7%
Pending Sales	10	13	+ 30.0%	119	98	- 17.6%
Closed Sales	15	7	- 53.3%	124	92	- 25.8%
Days on Market Until Sale	10	24	+ 140.0%	20	27	+ 35.0%
Median Sales Price*	\$579,000	<b>\$600,000</b>	+ 3.6%	\$527,680	<b>\$562,015</b>	+ 6.5%
Average Sales Price*	\$567,500	<b>\$578,141</b>	+ 1.9%	\$528,686	<b>\$554,880</b>	+ 5.0%
Percent of Original List Price Received*	100.1%	99.2%	- 0.9%	99.7%	99.0%	- 0.7%
Percent of List Price Received*	100.3%	99.5%	- 0.8%	100.0%	99.8%	- 0.2%
Inventory of Homes for Sale	29	21	- 27.6%	--	--	--
Months Supply of Inventory	2.9	2.6	- 10.3%	--	--	--

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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 May 2019

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

## 92011 - Carlsbad

North San Diego County

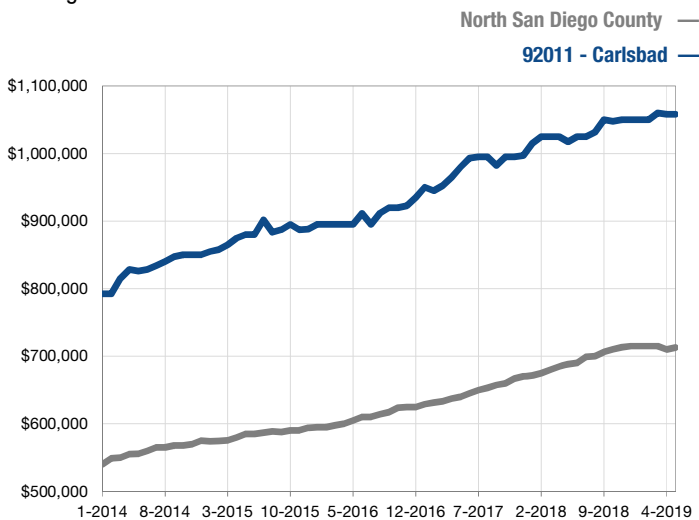
Detached Single-Family Key Metrics	May			Rolling 12 Months		
	2018	2019	Percent Change	Thru 5-2018	Thru 5-2019	Percent Change
New Listings	41	32	- 22.0%	331	356	+ 7.6%
Pending Sales	24	17	- 29.2%	245	219	- 10.6%
Closed Sales	13	15	+ 15.4%	246	227	- 7.7%
Days on Market Until Sale	25	23	- 8.0%	28	34	+ 21.4%
Median Sales Price*	\$1,195,000	<b>\$1,140,000</b>	- 4.6%	\$1,017,500	<b>\$1,058,000</b>	+ 4.0%
Average Sales Price*	\$1,119,538	<b>\$1,109,233</b>	- 0.9%	\$1,058,356	<b>\$1,110,698</b>	+ 4.9%
Percent of Original List Price Received*	97.6%	<b>97.5%</b>	- 0.1%	97.2%	<b>97.0%</b>	- 0.2%
Percent of List Price Received*	99.7%	<b>97.9%</b>	- 1.8%	98.3%	<b>98.7%</b>	+ 0.4%
Inventory of Homes for Sale	48	47	- 2.1%	--	--	--
Months Supply of Inventory	2.4	2.6	+ 8.3%	--	--	--

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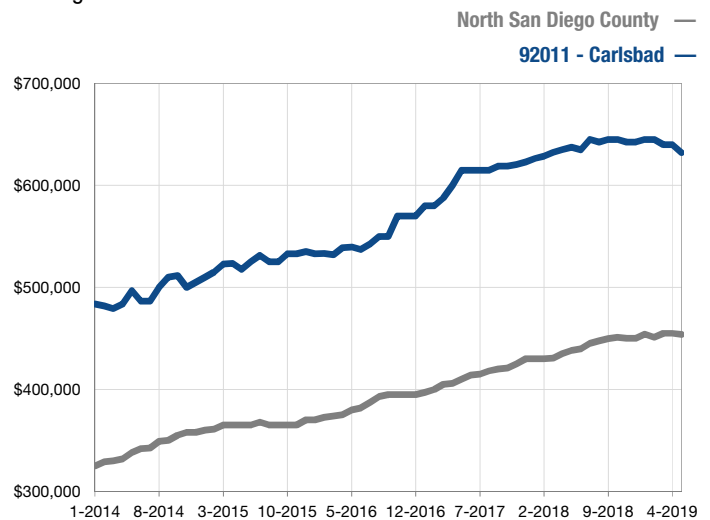
Attached Single-Family Key Metrics	May			Rolling 12 Months		
	2018	2019	Percent Change	Thru 5-2018	Thru 5-2019	Percent Change
New Listings	11	16	+ 45.5%	111	198	+ 78.4%
Pending Sales	8	16	+ 100.0%	94	129	+ 37.2%
Closed Sales	6	10	+ 66.7%	97	119	+ 22.7%
Days on Market Until Sale	20	24	+ 20.0%	19	32	+ 68.4%
Median Sales Price*	\$686,250	<b>\$567,750</b>	- 17.3%	\$637,500	<b>\$632,000</b>	- 0.9%
Average Sales Price*	\$687,083	<b>\$585,600</b>	- 14.8%	\$641,061	<b>\$657,300</b>	+ 2.5%
Percent of Original List Price Received*	99.7%	<b>97.1%</b>	- 2.6%	98.5%	<b>96.5%</b>	- 2.0%
Percent of List Price Received*	98.9%	<b>98.0%</b>	- 0.9%	99.2%	<b>98.2%</b>	- 1.0%
Inventory of Homes for Sale	15	19	+ 26.7%	--	--	--
Months Supply of Inventory	1.9	1.8	- 5.3%	--	--	--

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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 May 2019

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

## 92014 - Del Mar

North San Diego County

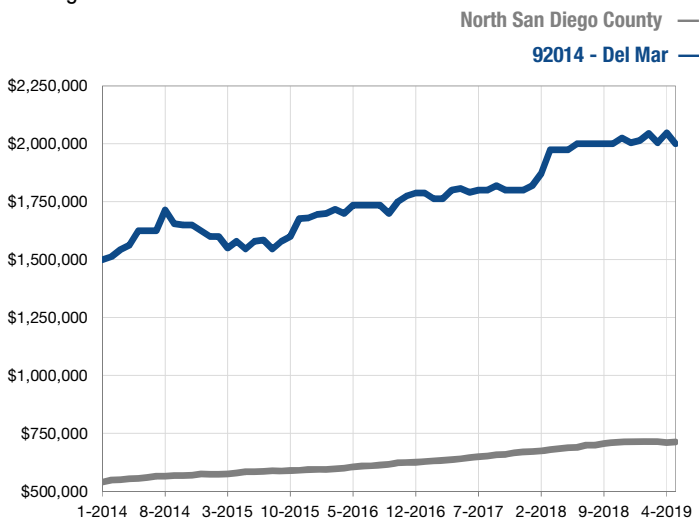
Detached Single-Family	May			Rolling 12 Months		
	2018	2019	Percent Change	Thru 5-2018	Thru 5-2019	Percent Change
<b>Key Metrics</b>						
New Listings	26	24	- 7.7%	347	298	- 14.1%
Pending Sales	15	11	- 26.7%	178	135	- 24.2%
Closed Sales	16	20	+ 25.0%	183	136	- 25.7%
Days on Market Until Sale	35	48	+ 37.1%	49	60	+ 22.4%
Median Sales Price*	\$2,072,500	<b>\$1,745,000</b>	- 15.8%	\$1,975,000	<b>\$2,000,000</b>	+ 1.3%
Average Sales Price*	\$3,689,125	<b>\$1,941,450</b>	- 47.4%	\$2,553,486	<b>\$2,523,993</b>	- 1.2%
Percent of Original List Price Received*	93.6%	<b>93.7%</b>	+ 0.1%	93.0%	<b>91.6%</b>	- 1.5%
Percent of List Price Received*	93.9%	<b>95.0%</b>	+ 1.2%	95.1%	<b>94.4%</b>	- 0.7%
Inventory of Homes for Sale	77	73	- 5.2%	--	--	--
Months Supply of Inventory	5.2	6.5	+ 25.0%	--	--	--

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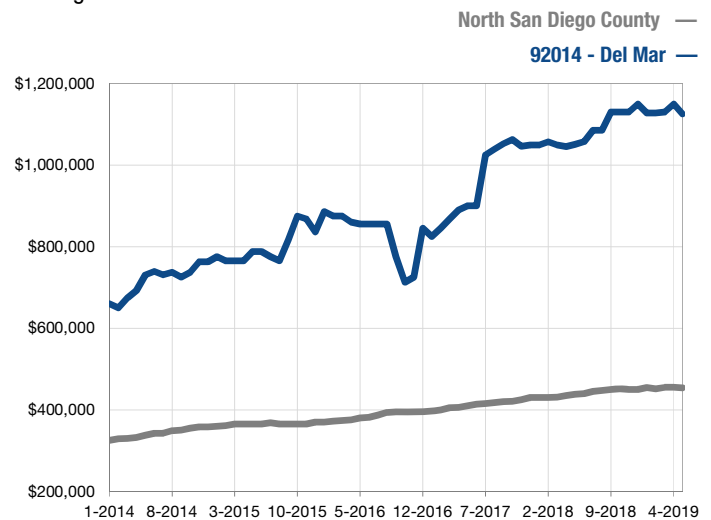
Attached Single-Family	May			Rolling 12 Months		
	2018	2019	Percent Change	Thru 5-2018	Thru 5-2019	Percent Change
<b>Key Metrics</b>						
New Listings	8	9	+ 12.5%	113	111	- 1.8%
Pending Sales	3	10	+ 233.3%	67	66	- 1.5%
Closed Sales	9	8	- 11.1%	69	57	- 17.4%
Days on Market Until Sale	28	83	+ 196.4%	31	42	+ 35.5%
Median Sales Price*	\$1,165,999	<b>\$1,098,500</b>	- 5.8%	\$1,051,000	<b>\$1,125,000</b>	+ 7.0%
Average Sales Price*	\$1,076,139	<b>\$1,020,250</b>	- 5.2%	\$1,043,539	<b>\$1,112,874</b>	+ 6.6%
Percent of Original List Price Received*	96.5%	<b>96.5%</b>	0.0%	95.4%	<b>96.0%</b>	+ 0.6%
Percent of List Price Received*	98.0%	<b>98.4%</b>	+ 0.4%	97.3%	<b>97.7%</b>	+ 0.4%
Inventory of Homes for Sale	17	22	+ 29.4%	--	--	--
Months Supply of Inventory	3.0	4.0	+ 33.3%	--	--	--

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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 May 2019

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HOMEDEX

## 92024 - Encinitas

North San Diego County

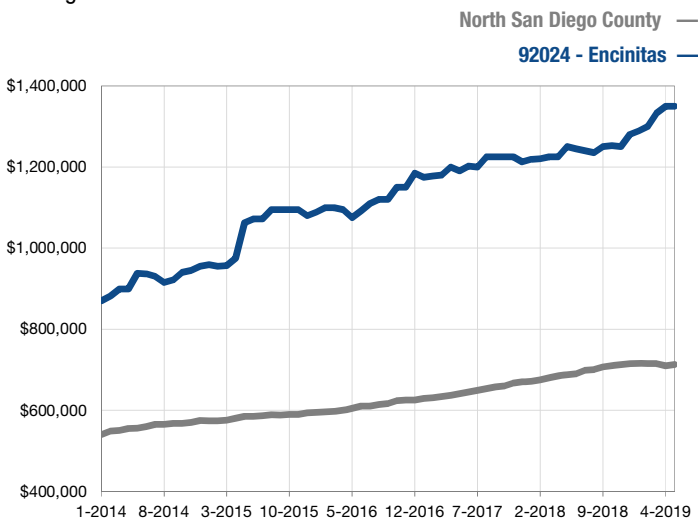
Detached Single-Family	May			Rolling 12 Months		
	2018	2019	Percent Change	Thru 5-2018	Thru 5-2019	Percent Change
<b>Key Metrics</b>						
New Listings	78	60	- 23.1%	598	646	+ 8.0%
Pending Sales	49	41	- 16.3%	418	424	+ 1.4%
Closed Sales	47	45	- 4.3%	426	418	- 1.9%
Days on Market Until Sale	22	31	+ 40.9%	31	36	+ 16.1%
Median Sales Price*	\$1,280,000	\$1,290,000	+ 0.8%	\$1,250,000	\$1,350,000	+ 8.0%
Average Sales Price*	\$1,458,508	\$1,588,243	+ 8.9%	\$1,404,378	\$1,578,161	+ 12.4%
Percent of Original List Price Received*	98.5%	97.1%	- 1.4%	96.8%	95.8%	- 1.0%
Percent of List Price Received*	99.0%	98.7%	- 0.3%	98.2%	97.7%	- 0.5%
Inventory of Homes for Sale	108	89	- 17.6%	--	--	--
Months Supply of Inventory	3.1	2.5	- 19.4%	--	--	--

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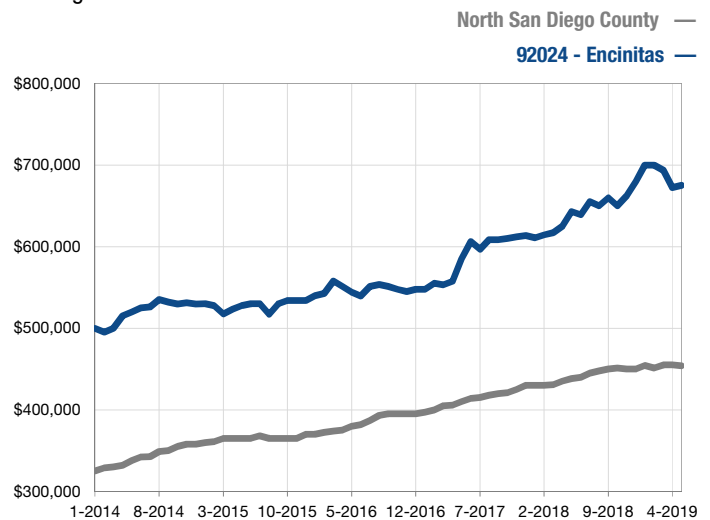
Attached Single-Family	May			Rolling 12 Months		
	2018	2019	Percent Change	Thru 5-2018	Thru 5-2019	Percent Change
<b>Key Metrics</b>						
New Listings	22	20	- 9.1%	221	248	+ 12.2%
Pending Sales	19	21	+ 10.5%	188	178	- 5.3%
Closed Sales	27	21	- 22.2%	199	168	- 15.6%
Days on Market Until Sale	19	29	+ 52.6%	24	27	+ 12.5%
Median Sales Price*	\$731,500	\$687,000	- 6.1%	\$643,000	\$675,000	+ 5.0%
Average Sales Price*	\$806,700	\$789,233	- 2.2%	\$716,242	\$798,394	+ 11.5%
Percent of Original List Price Received*	97.8%	97.1%	- 0.7%	98.2%	97.5%	- 0.7%
Percent of List Price Received*	98.9%	98.5%	- 0.4%	99.3%	98.7%	- 0.6%
Inventory of Homes for Sale	21	25	+ 19.0%	--	--	--
Months Supply of Inventory	1.3	1.7	+ 30.8%	--	--	--

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



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





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HOMEDEX

## 92054 - Oceanside

North San Diego County

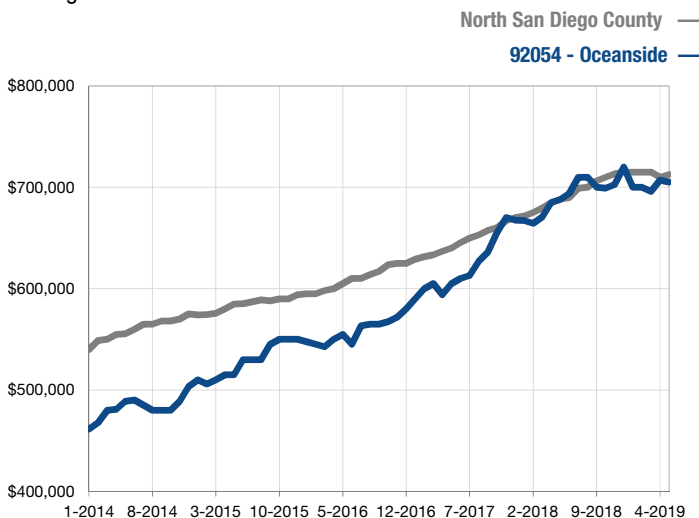
Detached Single-Family	May			Rolling 12 Months		
	2018	2019	Percent Change	Thru 5-2018	Thru 5-2019	Percent Change
<b>Key Metrics</b>						
New Listings	40	37	- 7.5%	342	343	+ 0.3%
Pending Sales	19	16	- 15.8%	236	228	- 3.4%
Closed Sales	18	17	- 5.6%	245	229	- 6.5%
Days on Market Until Sale	27	27	0.0%	29	32	+ 10.3%
Median Sales Price*	\$784,000	\$730,000	- 6.9%	\$688,000	\$705,000	+ 2.5%
Average Sales Price*	\$740,111	\$697,529	- 5.8%	\$758,201	\$743,222	- 2.0%
Percent of Original List Price Received*	98.4%	98.5%	+ 0.1%	97.0%	97.4%	+ 0.4%
Percent of List Price Received*	99.0%	99.0%	0.0%	98.6%	98.4%	- 0.2%
Inventory of Homes for Sale	50	45	- 10.0%	--	--	--
Months Supply of Inventory	2.5	2.4	- 4.0%	--	--	--

\* 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.

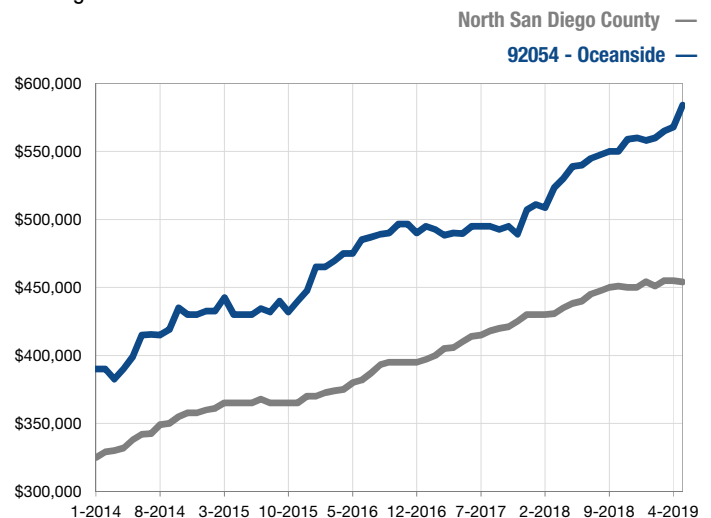
Attached Single-Family	May			Rolling 12 Months		
	2018	2019	Percent Change	Thru 5-2018	Thru 5-2019	Percent Change
<b>Key Metrics</b>						
New Listings	28	37	+ 32.1%	336	328	- 2.4%
Pending Sales	22	22	0.0%	225	181	- 19.6%
Closed Sales	16	23	+ 43.8%	225	181	- 19.6%
Days on Market Until Sale	33	44	+ 33.3%	38	39	+ 2.6%
Median Sales Price*	\$548,000	\$685,000	+ 25.0%	\$539,000	\$584,000	+ 8.3%
Average Sales Price*	\$603,250	\$660,123	+ 9.4%	\$607,839	\$659,138	+ 8.4%
Percent of Original List Price Received*	97.1%	96.8%	- 0.3%	96.6%	96.8%	+ 0.2%
Percent of List Price Received*	98.2%	98.0%	- 0.2%	97.9%	97.8%	- 0.1%
Inventory of Homes for Sale	59	84	+ 42.4%	--	--	--
Months Supply of Inventory	3.1	5.6	+ 80.6%	--	--	--

\* 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 May 2019

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

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HOMEDEX

## 92056 - Oceanside

North San Diego County

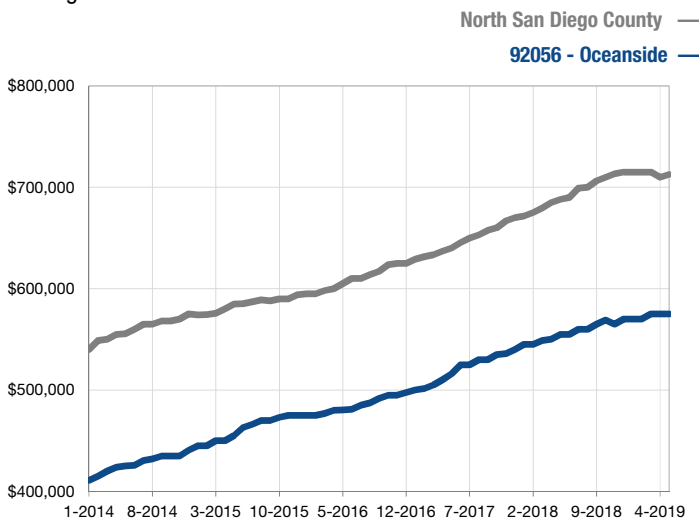
Detached Single-Family	May			Rolling 12 Months		
	2018	2019	Percent Change	Thru 5-2018	Thru 5-2019	Percent Change
<b>Key Metrics</b>						
New Listings	62	57	- 8.1%	647	645	- 0.3%
Pending Sales	50	36	- 28.0%	543	453	- 16.6%
Closed Sales	49	45	- 8.2%	564	454	- 19.5%
Days on Market Until Sale	29	17	- 41.4%	22	28	+ 27.3%
Median Sales Price*	\$599,000	<b>\$605,000</b>	+ 1.0%	\$555,000	<b>\$575,000</b>	+ 3.6%
Average Sales Price*	\$615,163	<b>\$626,533</b>	+ 1.8%	\$570,960	<b>\$587,920</b>	+ 3.0%
Percent of Original List Price Received*	98.1%	<b>98.8%</b>	+ 0.7%	98.7%	<b>97.6%</b>	- 1.1%
Percent of List Price Received*	99.1%	<b>99.3%</b>	+ 0.2%	99.2%	<b>98.8%</b>	- 0.4%
Inventory of Homes for Sale	68	60	- 11.8%	--	--	--
Months Supply of Inventory	1.5	1.6	+ 6.7%	--	--	--

\* 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.

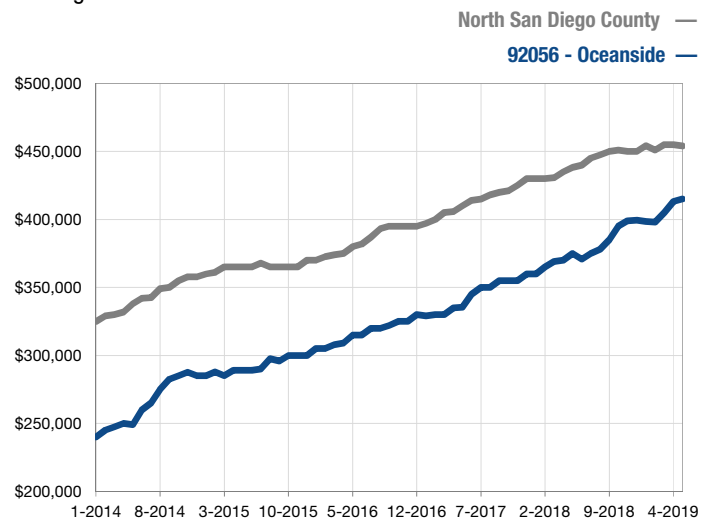
Attached Single-Family	May			Rolling 12 Months		
	2018	2019	Percent Change	Thru 5-2018	Thru 5-2019	Percent Change
<b>Key Metrics</b>						
New Listings	54	35	- 35.2%	445	540	+ 21.3%
Pending Sales	33	36	+ 9.1%	340	333	- 2.1%
Closed Sales	21	33	+ 57.1%	344	330	- 4.1%
Days on Market Until Sale	25	24	- 4.0%	25	33	+ 32.0%
Median Sales Price*	\$395,000	<b>\$415,000</b>	+ 5.1%	\$375,000	<b>\$415,000</b>	+ 10.7%
Average Sales Price*	\$453,858	<b>\$459,371</b>	+ 1.2%	\$433,063	<b>\$457,146</b>	+ 5.6%
Percent of Original List Price Received*	97.3%	<b>99.1%</b>	+ 1.8%	98.0%	<b>97.5%</b>	- 0.5%
Percent of List Price Received*	98.4%	<b>98.9%</b>	+ 0.5%	98.7%	<b>98.5%</b>	- 0.2%
Inventory of Homes for Sale	75	51	- 32.0%	--	--	--
Months Supply of Inventory	2.6	1.8	- 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.

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



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



# Local Market Update for May 2019

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**HOMEDEX**

## 92057 - Oceanside

North San Diego County

### Detached Single-Family

Key Metrics	May			Rolling 12 Months		
	2018	2019	Percent Change	Thru 5-2018	Thru 5-2019	Percent Change
New Listings	94	91	- 3.2%	900	769	- 14.6%
Pending Sales	62	56	- 9.7%	712	571	- 19.8%
Closed Sales	78	40	- 48.7%	720	553	- 23.2%
Days on Market Until Sale	20	22	+ 10.0%	23	34	+ 47.8%
Median Sales Price*	\$570,000	<b>\$567,500</b>	- 0.4%	\$546,000	<b>\$555,000</b>	+ 1.6%
Average Sales Price*	\$586,062	<b>\$602,438</b>	+ 2.8%	\$547,054	<b>\$560,907</b>	+ 2.5%
Percent of Original List Price Received*	99.5%	<b>98.3%</b>	- 1.2%	98.8%	<b>97.9%</b>	- 0.9%
Percent of List Price Received*	99.7%	<b>99.1%</b>	- 0.6%	99.4%	<b>99.2%</b>	- 0.2%
Inventory of Homes for Sale	135	108	- 20.0%	--	--	--
Months Supply of Inventory	2.3	2.3	0.0%	--	--	--

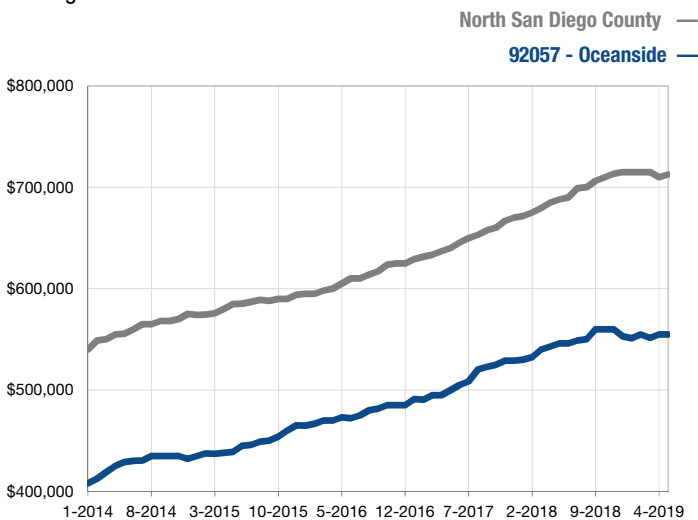
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

### Attached Single-Family

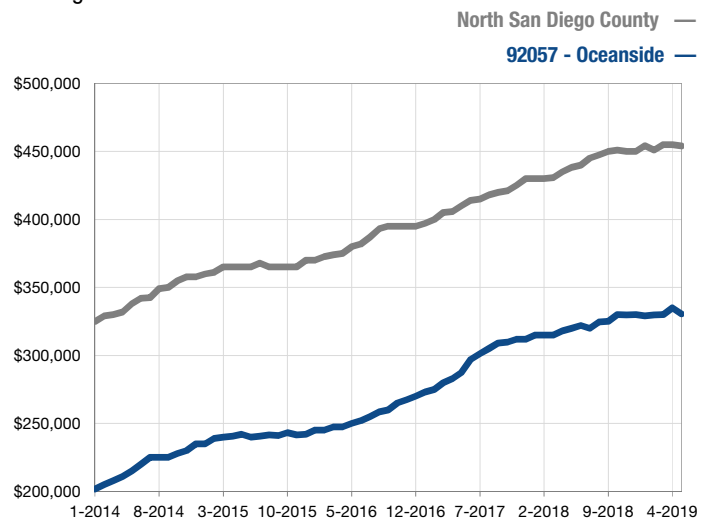
Key Metrics	May			Rolling 12 Months		
	2018	2019	Percent Change	Thru 5-2018	Thru 5-2019	Percent Change
New Listings	50	47	- 6.0%	464	485	+ 4.5%
Pending Sales	30	35	+ 16.7%	364	357	- 1.9%
Closed Sales	36	27	- 25.0%	369	336	- 8.9%
Days on Market Until Sale	23	34	+ 47.8%	33	37	+ 12.1%
Median Sales Price*	\$353,500	<b>\$335,000</b>	- 5.2%	\$320,000	<b>\$330,389</b>	+ 3.2%
Average Sales Price*	\$349,097	<b>\$332,563</b>	- 4.7%	\$317,527	<b>\$332,368</b>	+ 4.7%
Percent of Original List Price Received*	98.5%	<b>98.4%</b>	- 0.1%	97.3%	<b>96.5%</b>	- 0.8%
Percent of List Price Received*	99.5%	<b>99.2%</b>	- 0.3%	98.5%	<b>98.2%</b>	- 0.3%
Inventory of Homes for Sale	70	48	- 31.4%	--	--	--
Months Supply of Inventory	2.3	1.6	- 30.4%	--	--	--

\* 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.

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



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



# Local Market Update for May 2019

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**HOMEDEX**

## 92058 - Oceanside

North San Diego County

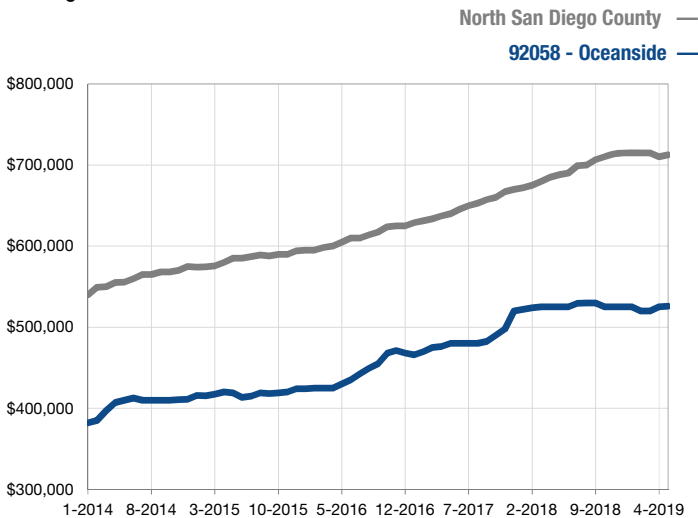
Detached Single-Family Key Metrics	May			Rolling 12 Months		
	2018	2019	Percent Change	Thru 5-2018	Thru 5-2019	Percent Change
New Listings	15	20	+ 33.3%	176	199	+ 13.1%
Pending Sales	15	13	- 13.3%	140	136	- 2.9%
Closed Sales	8	17	+ 112.5%	140	140	0.0%
Days on Market Until Sale	43	23	- 46.5%	30	27	- 10.0%
Median Sales Price*	\$570,000	<b>\$562,500</b>	- 1.3%	\$525,000	<b>\$525,750</b>	+ 0.1%
Average Sales Price*	\$577,500	<b>\$567,676</b>	- 1.7%	\$518,854	<b>\$536,436</b>	+ 3.4%
Percent of Original List Price Received*	100.3%	<b>98.3%</b>	- 2.0%	98.5%	<b>97.5%</b>	- 1.0%
Percent of List Price Received*	99.1%	<b>99.0%</b>	- 0.1%	99.2%	<b>98.7%</b>	- 0.5%
Inventory of Homes for Sale	18	23	+ 27.8%	--	--	--
Months Supply of Inventory	1.5	2.0	+ 33.3%	--	--	--

\* 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.

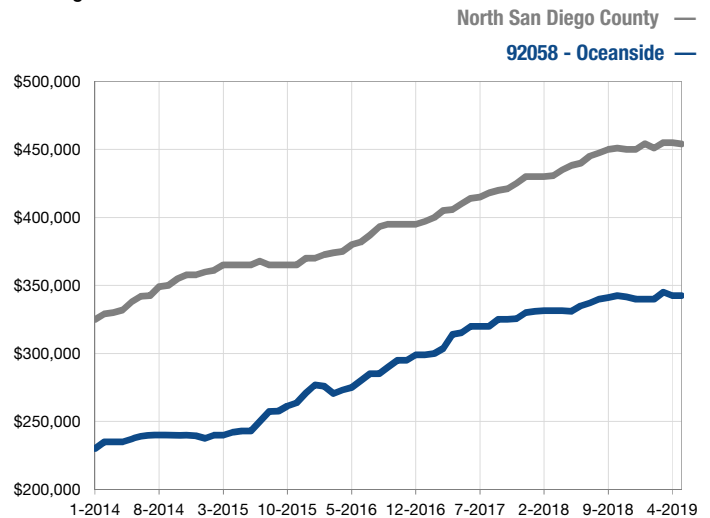
Attached Single-Family Key Metrics	May			Rolling 12 Months		
	2018	2019	Percent Change	Thru 5-2018	Thru 5-2019	Percent Change
New Listings	18	11	- 38.9%	157	112	- 28.7%
Pending Sales	13	12	- 7.7%	136	90	- 33.8%
Closed Sales	10	6	- 40.0%	143	89	- 37.8%
Days on Market Until Sale	23	39	+ 69.6%	27	30	+ 11.1%
Median Sales Price*	\$355,450	<b>\$343,500</b>	- 3.4%	\$331,000	<b>\$342,500</b>	+ 3.5%
Average Sales Price*	\$347,750	<b>\$359,500</b>	+ 3.4%	\$334,906	<b>\$351,312</b>	+ 4.9%
Percent of Original List Price Received*	99.8%	<b>98.2%</b>	- 1.6%	98.2%	<b>98.6%</b>	+ 0.4%
Percent of List Price Received*	100.1%	<b>99.2%</b>	- 0.9%	99.0%	<b>99.3%</b>	+ 0.3%
Inventory of Homes for Sale	11	13	+ 18.2%	--	--	--
Months Supply of Inventory	1.0	1.7	+ 70.0%	--	--	--

\* 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 May 2019

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

## 92075 - Solana Beach

North San Diego County

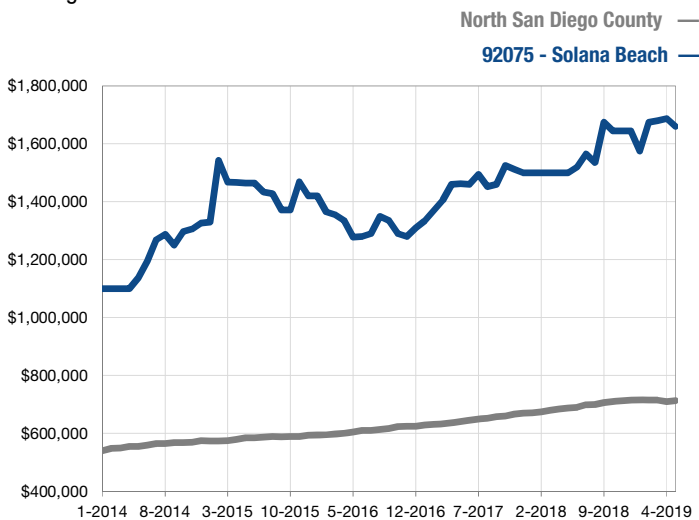
Detached Single-Family Key Metrics	May			Rolling 12 Months		
	2018	2019	Percent Change	Thru 5-2018	Thru 5-2019	Percent Change
New Listings	13	21	+ 61.5%	124	156	+ 25.8%
Pending Sales	8	12	+ 50.0%	91	84	- 7.7%
Closed Sales	7	9	+ 28.6%	96	78	- 18.8%
Days on Market Until Sale	72	29	- 59.7%	43	40	- 7.0%
Median Sales Price*	\$1,910,000	\$1,433,000	- 25.0%	\$1,500,000	\$1,660,000	+ 10.7%
Average Sales Price*	\$1,650,714	\$2,184,444	+ 32.3%	\$1,779,516	\$2,070,504	+ 16.4%
Percent of Original List Price Received*	91.7%	101.9%	+ 11.1%	93.9%	97.2%	+ 3.5%
Percent of List Price Received*	95.4%	102.7%	+ 7.7%	96.5%	99.0%	+ 2.6%
Inventory of Homes for Sale	23	31	+ 34.8%	--	--	--
Months Supply of Inventory	3.0	4.4	+ 46.7%	--	--	--

\* 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	May			Rolling 12 Months		
	2018	2019	Percent Change	Thru 5-2018	Thru 5-2019	Percent Change
New Listings	12	20	+ 66.7%	164	178	+ 8.5%
Pending Sales	6	8	+ 33.3%	116	96	- 17.2%
Closed Sales	12	10	- 16.7%	117	94	- 19.7%
Days on Market Until Sale	32	21	- 34.4%	37	35	- 5.4%
Median Sales Price*	\$962,500	\$729,000	- 24.3%	\$910,000	\$908,500	- 0.2%
Average Sales Price*	\$988,521	\$799,300	- 19.1%	\$1,025,133	\$994,751	- 3.0%
Percent of Original List Price Received*	97.8%	97.9%	+ 0.1%	96.2%	95.4%	- 0.8%
Percent of List Price Received*	98.6%	99.4%	+ 0.8%	97.8%	97.8%	0.0%
Inventory of Homes for Sale	21	35	+ 66.7%	--	--	--
Months Supply of Inventory	2.2	4.4	+ 100.0%	--	--	--

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



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

