



Local Market Update for August 2019

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

92007 - Cardiff

North San Diego County

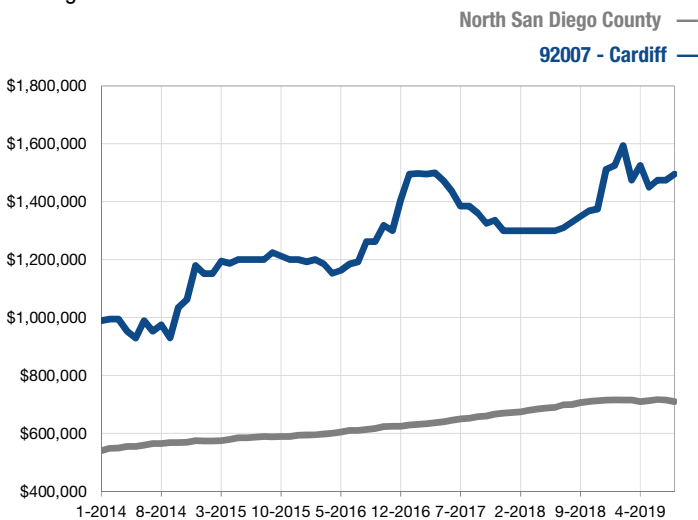
Detached Single-Family	August			Rolling 12 Months		
	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
Key Metrics						
New Listings	13	18	+ 38.5%	119	154	+ 29.4%
Pending Sales	4	7	+ 75.0%	63	97	+ 54.0%
Closed Sales	8	7	- 12.5%	66	90	+ 36.4%
Days on Market Until Sale	16	58	+ 262.5%	24	39	+ 62.5%
Median Sales Price*	\$1,425,000	\$1,515,000	+ 6.3%	\$1,330,000	\$1,495,000	+ 12.4%
Average Sales Price*	\$1,456,625	\$1,852,571	+ 27.2%	\$1,404,330	\$1,726,841	+ 23.0%
Percent of Original List Price Received*	96.8%	91.9%	- 5.1%	96.8%	94.0%	- 2.9%
Percent of List Price Received*	97.9%	95.1%	- 2.9%	98.1%	96.6%	- 1.5%
Inventory of Homes for Sale	24	32	+ 33.3%	--	--	--
Months Supply of Inventory	4.6	4.0	- 13.0%	--	--	--

* 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.

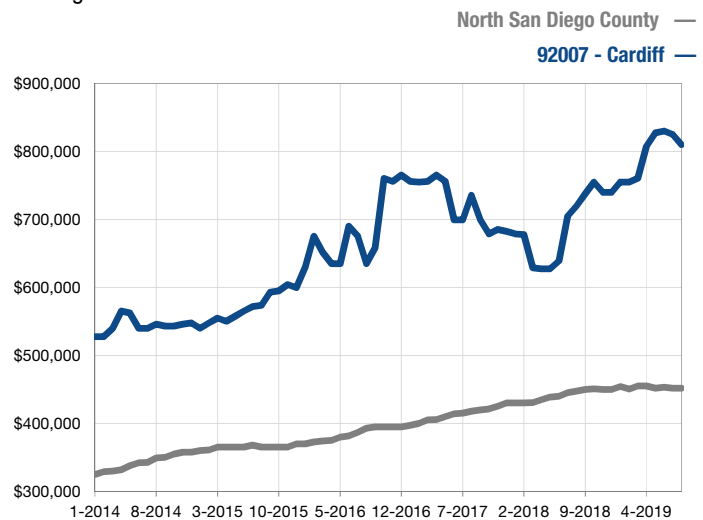
Attached Single-Family	August			Rolling 12 Months		
	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
Key Metrics						
New Listings	8	11	+ 37.5%	86	81	- 5.8%
Pending Sales	2	7	+ 250.0%	59	49	- 16.9%
Closed Sales	8	4	- 50.0%	60	45	- 25.0%
Days on Market Until Sale	30	21	- 30.0%	26	37	+ 42.3%
Median Sales Price*	\$815,000	\$719,500	- 11.7%	\$720,000	\$810,000	+ 12.5%
Average Sales Price*	\$893,938	\$946,500	+ 5.9%	\$919,343	\$1,143,675	+ 24.4%
Percent of Original List Price Received*	97.0%	97.0%	0.0%	97.4%	98.2%	+ 0.8%
Percent of List Price Received*	99.0%	98.9%	- 0.1%	98.4%	98.7%	+ 0.3%
Inventory of Homes for Sale	16	12	- 25.0%	--	--	--
Months Supply of Inventory	3.3	2.9	- 12.1%	--	--	--

* 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 August 2019

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

92008 - Carlsbad

North San Diego County

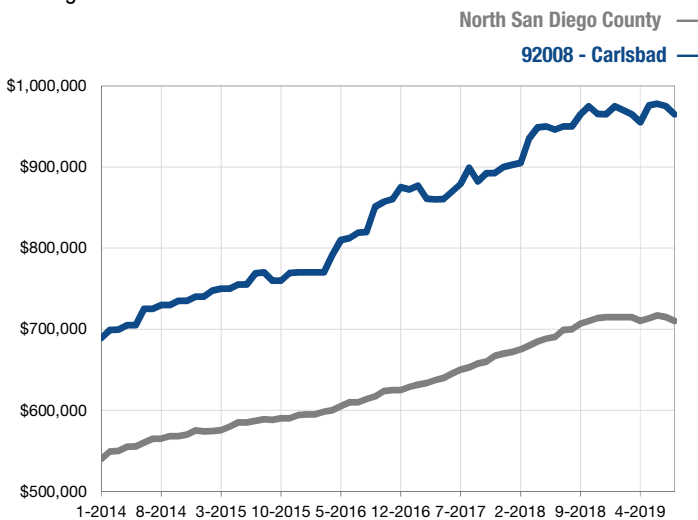
Detached Single-Family	August			Rolling 12 Months		
	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
Key Metrics						
New Listings	23	29	+ 26.1%	325	307	- 5.5%
Pending Sales	16	11	- 31.3%	214	177	- 17.3%
Closed Sales	20	22	+ 10.0%	217	179	- 17.5%
Days on Market Until Sale	37	31	- 16.2%	39	42	+ 7.7%
Median Sales Price*	\$989,750	\$972,000	- 1.8%	\$950,000	\$965,000	+ 1.6%
Average Sales Price*	\$1,375,178	\$1,061,414	- 22.8%	\$1,182,345	\$1,124,646	- 4.9%
Percent of Original List Price Received*	94.0%	97.1%	+ 3.3%	96.3%	95.8%	- 0.5%
Percent of List Price Received*	96.5%	97.6%	+ 1.1%	98.0%	97.5%	- 0.5%
Inventory of Homes for Sale	55	56	+ 1.8%	--	--	--
Months Supply of Inventory	3.1	3.8	+ 22.6%	--	--	--

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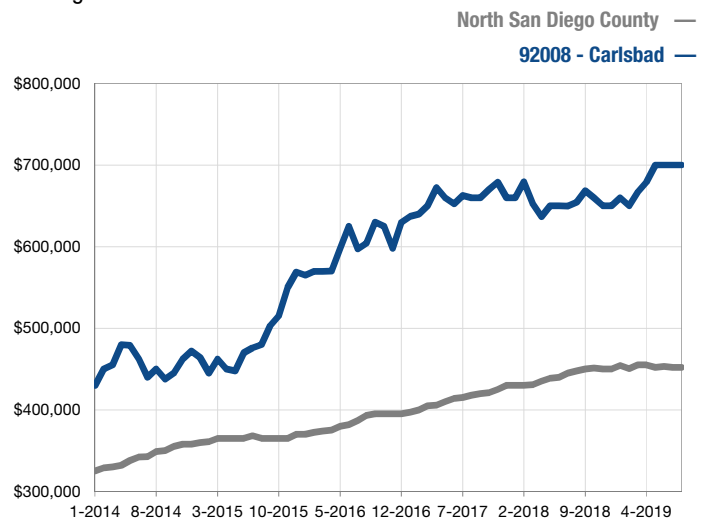
Attached Single-Family	August			Rolling 12 Months		
	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
Key Metrics						
New Listings	21	26	+ 23.8%	212	200	- 5.7%
Pending Sales	8	7	- 12.5%	121	115	- 5.0%
Closed Sales	9	11	+ 22.2%	128	115	- 10.2%
Days on Market Until Sale	41	65	+ 58.5%	32	40	+ 25.0%
Median Sales Price*	\$885,000	\$660,000	- 25.4%	\$654,500	\$700,000	+ 7.0%
Average Sales Price*	\$767,460	\$1,039,909	+ 35.5%	\$845,751	\$822,399	- 2.8%
Percent of Original List Price Received*	96.8%	95.5%	- 1.3%	97.2%	96.6%	- 0.6%
Percent of List Price Received*	97.5%	98.1%	+ 0.6%	98.3%	97.8%	- 0.5%
Inventory of Homes for Sale	46	42	- 8.7%	--	--	--
Months Supply of Inventory	4.6	4.4	- 4.3%	--	--	--

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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 August 2019

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

92009 - Carlsbad

North San Diego County

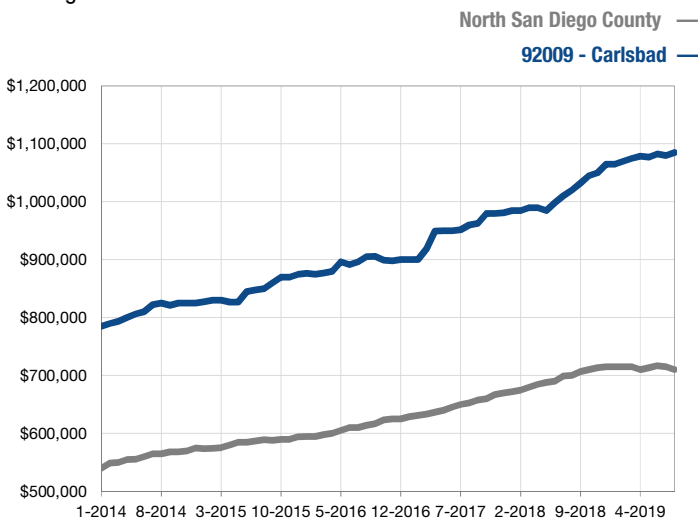
Detached Single-Family	August			Rolling 12 Months		
	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
Key Metrics						
New Listings	64	49	- 23.4%	631	656	+ 4.0%
Pending Sales	43	33	- 23.3%	454	447	- 1.5%
Closed Sales	47	34	- 27.7%	465	445	- 4.3%
Days on Market Until Sale	25	18	- 28.0%	29	30	+ 3.4%
Median Sales Price*	\$1,080,000	\$1,128,500	+ 4.5%	\$1,020,000	\$1,085,000	+ 6.4%
Average Sales Price*	\$1,150,320	\$1,128,891	- 1.9%	\$1,103,193	\$1,129,850	+ 2.4%
Percent of Original List Price Received*	96.5%	99.0%	+ 2.6%	97.4%	97.1%	- 0.3%
Percent of List Price Received*	97.7%	99.6%	+ 1.9%	98.4%	98.4%	0.0%
Inventory of Homes for Sale	105	77	- 26.7%	--	--	--
Months Supply of Inventory	2.8	2.1	- 25.0%	--	--	--

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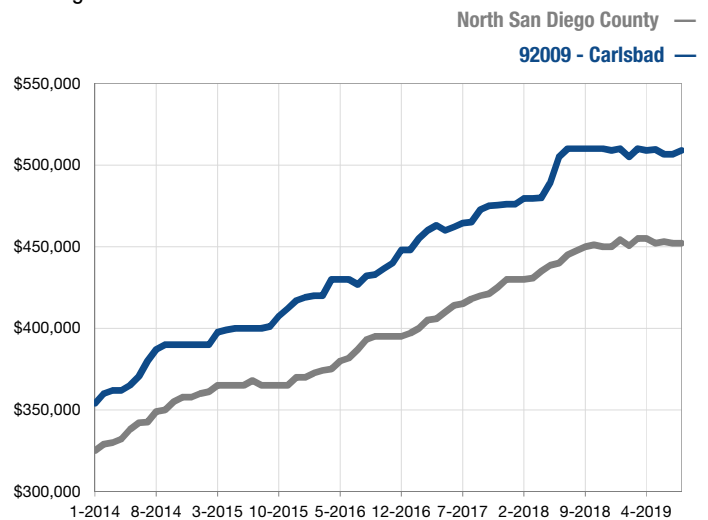
Attached Single-Family	August			Rolling 12 Months		
	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
Key Metrics						
New Listings	29	41	+ 41.4%	399	430	+ 7.8%
Pending Sales	15	29	+ 93.3%	269	268	- 0.4%
Closed Sales	19	24	+ 26.3%	280	253	- 9.6%
Days on Market Until Sale	31	20	- 35.5%	25	34	+ 36.0%
Median Sales Price*	\$450,000	\$507,500	+ 12.8%	\$510,000	\$508,900	- 0.2%
Average Sales Price*	\$481,184	\$534,188	+ 11.0%	\$529,744	\$530,512	+ 0.1%
Percent of Original List Price Received*	97.1%	97.0%	- 0.1%	98.1%	97.1%	- 1.0%
Percent of List Price Received*	98.1%	99.1%	+ 1.0%	99.2%	98.2%	- 1.0%
Inventory of Homes for Sale	71	66	- 7.0%	--	--	--
Months Supply of Inventory	3.2	3.0	- 6.3%	--	--	--

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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 August 2019

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

92010 - Carlsbad

North San Diego County

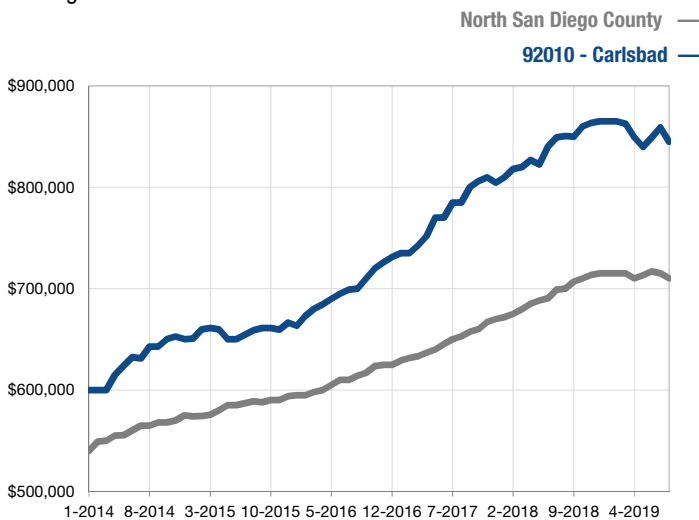
Detached Single-Family	August			Rolling 12 Months		
	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
Key Metrics						
New Listings	23	23	0.0%	227	244	+ 7.5%
Pending Sales	10	15	+ 50.0%	170	152	- 10.6%
Closed Sales	14	6	- 57.1%	176	147	- 16.5%
Days on Market Until Sale	34	35	+ 2.9%	28	32	+ 14.3%
Median Sales Price*	\$994,950	\$807,500	- 18.8%	\$850,500	\$845,000	- 0.6%
Average Sales Price*	\$1,118,682	\$816,500	- 27.0%	\$922,755	\$917,897	- 0.5%
Percent of Original List Price Received*	97.2%	97.9%	+ 0.7%	99.1%	98.2%	- 0.9%
Percent of List Price Received*	97.2%	98.6%	+ 1.4%	99.6%	99.2%	- 0.4%
Inventory of Homes for Sale	36	31	- 13.9%	--	--	--
Months Supply of Inventory	2.5	2.4	- 4.0%	--	--	--

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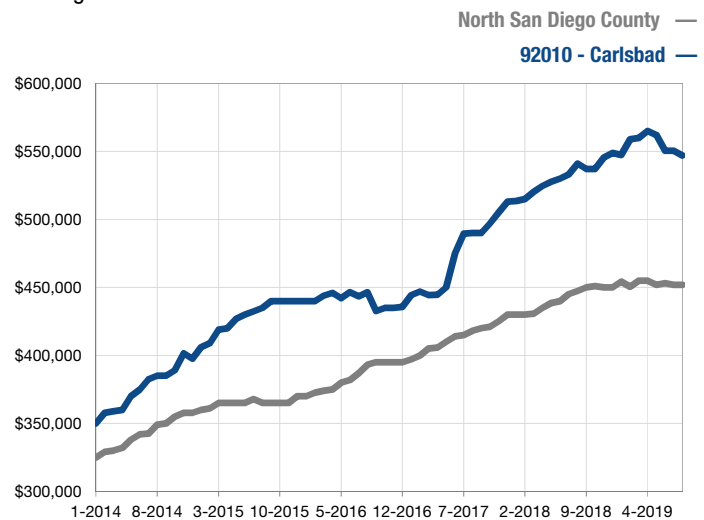
Attached Single-Family	August			Rolling 12 Months		
	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
Key Metrics						
New Listings	19	14	- 26.3%	212	229	+ 8.0%
Pending Sales	3	12	+ 300.0%	105	109	+ 3.8%
Closed Sales	14	7	- 50.0%	110	99	- 10.0%
Days on Market Until Sale	35	24	- 31.4%	21	25	+ 19.0%
Median Sales Price*	\$595,510	\$620,990	+ 4.3%	\$540,981	\$547,000	+ 1.1%
Average Sales Price*	\$589,419	\$610,849	+ 3.6%	\$540,281	\$551,501	+ 2.1%
Percent of Original List Price Received*	99.4%	100.4%	+ 1.0%	99.7%	98.9%	- 0.8%
Percent of List Price Received*	100.3%	100.5%	+ 0.2%	100.0%	99.9%	- 0.1%
Inventory of Homes for Sale	31	17	- 45.2%	--	--	--
Months Supply of Inventory	3.5	1.9	- 45.7%	--	--	--

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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 August 2019

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

92011 - Carlsbad

North San Diego County

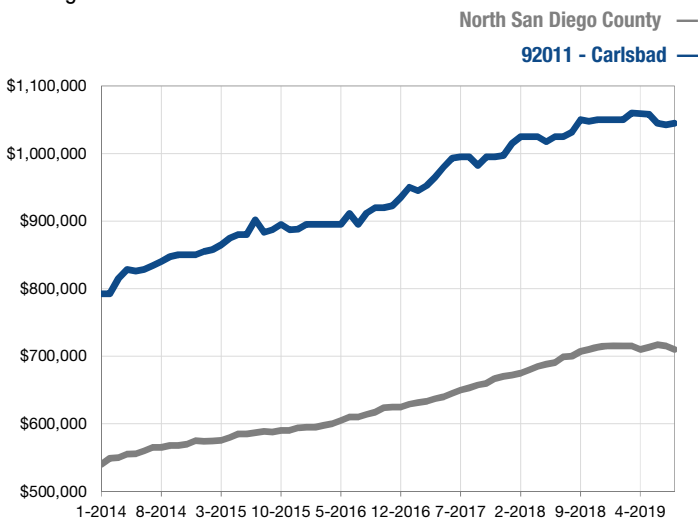
Detached Single-Family	August			Rolling 12 Months		
	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
Key Metrics						
New Listings	39	26	- 33.3%	336	333	- 0.9%
Pending Sales	19	19	0.0%	224	215	- 4.0%
Closed Sales	25	18	- 28.0%	230	215	- 6.5%
Days on Market Until Sale	27	25	- 7.4%	28	35	+ 25.0%
Median Sales Price*	\$1,040,000	\$1,090,000	+ 4.8%	\$1,031,500	\$1,045,000	+ 1.3%
Average Sales Price*	\$1,106,960	\$1,069,606	- 3.4%	\$1,089,980	\$1,092,819	+ 0.3%
Percent of Original List Price Received*	96.2%	97.1%	+ 0.9%	97.2%	97.0%	- 0.2%
Percent of List Price Received*	98.5%	98.5%	0.0%	98.5%	98.5%	0.0%
Inventory of Homes for Sale	69	52	- 24.6%	--	--	--
Months Supply of Inventory	3.7	2.9	- 21.6%	--	--	--

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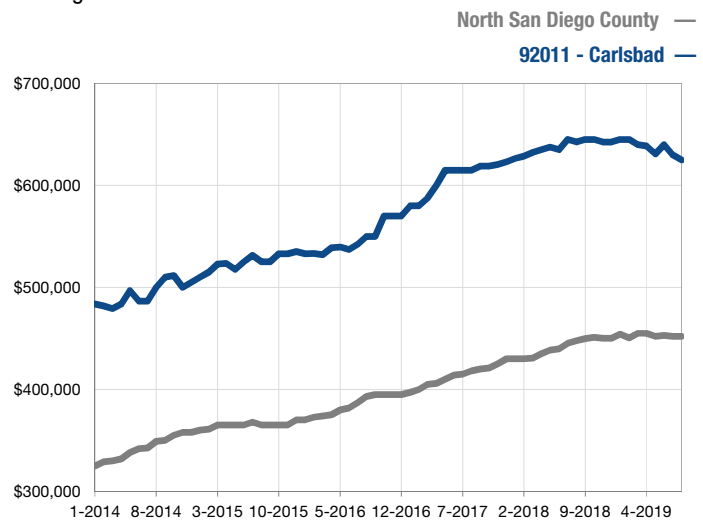
Attached Single-Family	August			Rolling 12 Months		
	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
Key Metrics						
New Listings	19	8	- 57.9%	133	179	+ 34.6%
Pending Sales	11	6	- 45.5%	100	118	+ 18.0%
Closed Sales	15	11	- 26.7%	98	121	+ 23.5%
Days on Market Until Sale	27	44	+ 63.0%	21	36	+ 71.4%
Median Sales Price*	\$645,000	\$640,000	- 0.8%	\$642,500	\$625,000	- 2.7%
Average Sales Price*	\$693,067	\$635,727	- 8.3%	\$657,517	\$642,617	- 2.3%
Percent of Original List Price Received*	98.6%	96.8%	- 1.8%	98.3%	96.4%	- 1.9%
Percent of List Price Received*	99.2%	98.6%	- 0.6%	99.0%	98.2%	- 0.8%
Inventory of Homes for Sale	28	20	- 28.6%	--	--	--
Months Supply of Inventory	3.4	2.0	- 41.2%	--	--	--

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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 August 2019

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

92014 - Del Mar

North San Diego County

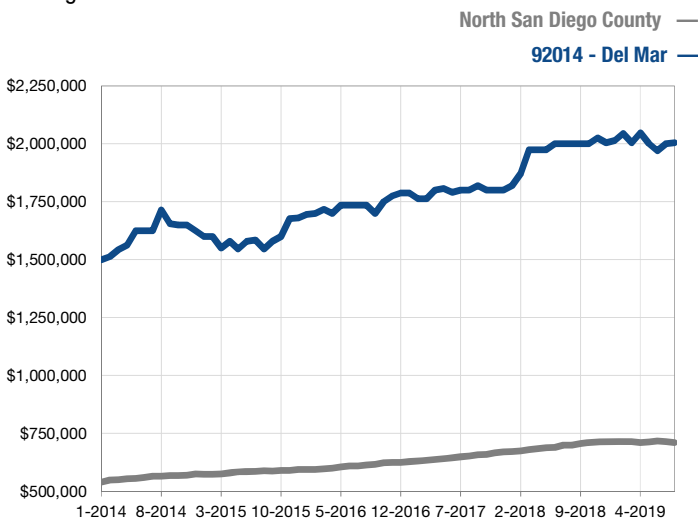
Detached Single-Family	August			Rolling 12 Months		
	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
Key Metrics						
New Listings	37	20	- 45.9%	323	291	- 9.9%
Pending Sales	12	15	+ 25.0%	162	157	- 3.1%
Closed Sales	4	14	+ 250.0%	167	151	- 9.6%
Days on Market Until Sale	44	54	+ 22.7%	54	54	0.0%
Median Sales Price*	\$1,735,500	\$2,200,000	+ 26.8%	\$2,000,000	\$2,005,000	+ 0.2%
Average Sales Price*	\$1,771,278	\$3,548,143	+ 100.3%	\$2,594,587	\$2,764,975	+ 6.6%
Percent of Original List Price Received*	92.8%	89.7%	- 3.3%	92.0%	92.6%	+ 0.7%
Percent of List Price Received*	93.9%	92.8%	- 1.2%	94.4%	94.9%	+ 0.5%
Inventory of Homes for Sale	78	69	- 11.5%	--	--	--
Months Supply of Inventory	5.8	5.3	- 8.6%	--	--	--

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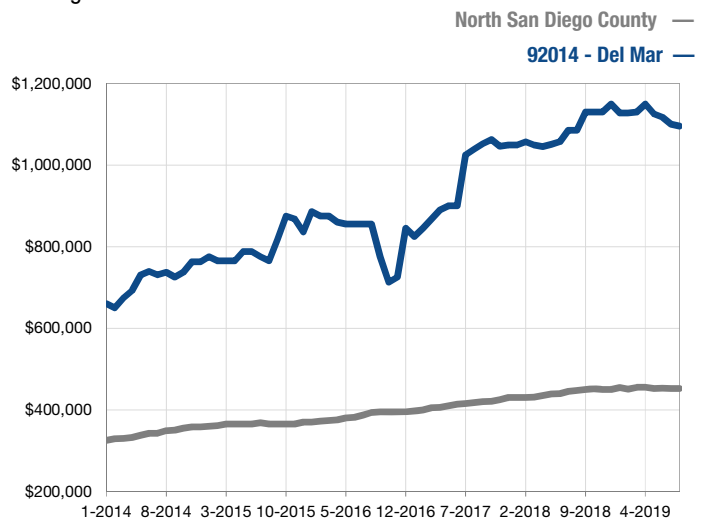
Attached Single-Family	August			Rolling 12 Months		
	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
Key Metrics						
New Listings	3	9	+ 200.0%	102	114	+ 11.8%
Pending Sales	5	11	+ 120.0%	67	66	- 1.5%
Closed Sales	6	6	0.0%	64	61	- 4.7%
Days on Market Until Sale	53	56	+ 5.7%	33	47	+ 42.4%
Median Sales Price*	\$982,500	\$1,081,000	+ 10.0%	\$1,085,000	\$1,095,000	+ 0.9%
Average Sales Price*	\$936,333	\$1,209,000	+ 29.1%	\$1,090,457	\$1,042,473	- 4.4%
Percent of Original List Price Received*	96.8%	94.5%	- 2.4%	95.7%	95.6%	- 0.1%
Percent of List Price Received*	98.8%	96.5%	- 2.3%	97.4%	97.4%	0.0%
Inventory of Homes for Sale	15	19	+ 26.7%	--	--	--
Months Supply of Inventory	2.7	3.5	+ 29.6%	--	--	--

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



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



Local Market Update for August 2019

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North San Diego County Association of REALTORS®



HOMEDEX

92024 - Encinitas

North San Diego County

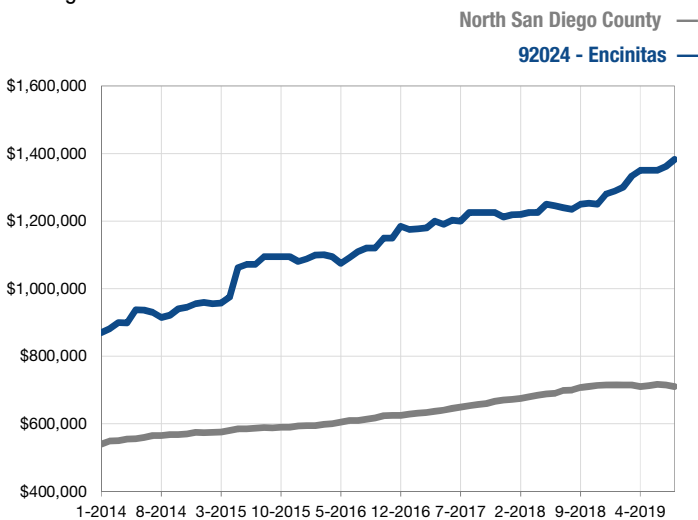
Detached Single-Family	August			Rolling 12 Months		
	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
Key Metrics						
New Listings	60	70	+ 16.7%	608	696	+ 14.5%
Pending Sales	35	47	+ 34.3%	410	433	+ 5.6%
Closed Sales	36	46	+ 27.8%	411	418	+ 1.7%
Days on Market Until Sale	44	26	- 40.9%	32	32	0.0%
Median Sales Price*	\$1,275,000	\$1,492,500	+ 17.1%	\$1,235,000	\$1,382,500	+ 11.9%
Average Sales Price*	\$1,369,331	\$1,640,357	+ 19.8%	\$1,387,253	\$1,622,880	+ 17.0%
Percent of Original List Price Received*	94.4%	97.5%	+ 3.3%	96.7%	96.1%	- 0.6%
Percent of List Price Received*	97.4%	98.5%	+ 1.1%	98.1%	97.9%	- 0.2%
Inventory of Homes for Sale	110	110	0.0%	--	--	--
Months Supply of Inventory	3.2	3.0	- 6.3%	--	--	--

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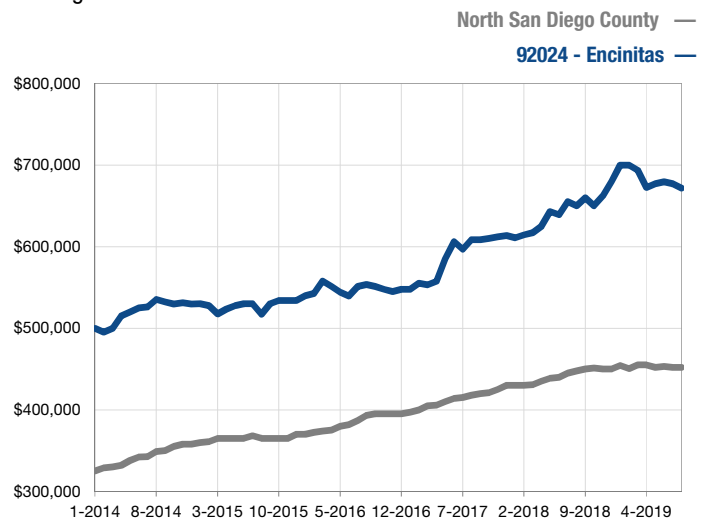
Attached Single-Family	August			Rolling 12 Months		
	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
Key Metrics						
New Listings	28	14	- 50.0%	228	234	+ 2.6%
Pending Sales	16	13	- 18.8%	181	178	- 1.7%
Closed Sales	12	14	+ 16.7%	179	176	- 1.7%
Days on Market Until Sale	27	37	+ 37.0%	21	30	+ 42.9%
Median Sales Price*	\$702,500	\$632,500	- 10.0%	\$650,000	\$671,475	+ 3.3%
Average Sales Price*	\$741,828	\$749,643	+ 1.1%	\$735,132	\$778,292	+ 5.9%
Percent of Original List Price Received*	97.6%	96.5%	- 1.1%	98.2%	97.1%	- 1.1%
Percent of List Price Received*	98.8%	97.8%	- 1.0%	99.2%	98.3%	- 0.9%
Inventory of Homes for Sale	33	20	- 39.4%	--	--	--
Months Supply of Inventory	2.2	1.3	- 40.9%	--	--	--

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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 August 2019

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North San Diego County
Association of REALTORS®



HOMEDEX

92054 - Oceanside

North San Diego County

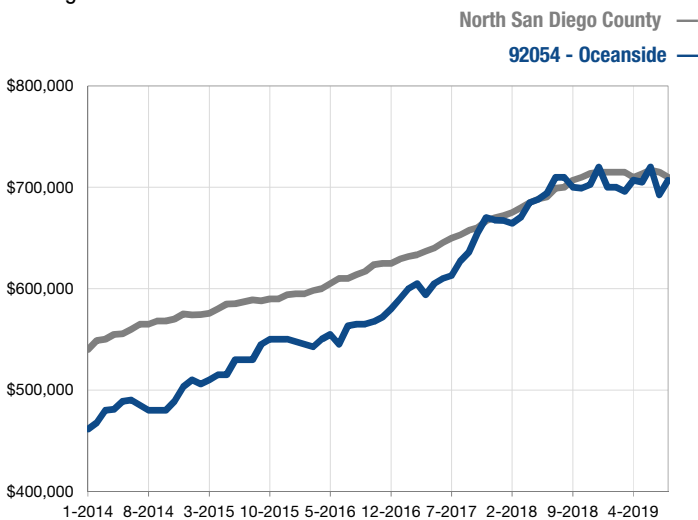
Detached Single-Family	August			Rolling 12 Months		
	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
Key Metrics						
New Listings	39	30	- 23.1%	339	328	- 3.2%
Pending Sales	31	17	- 45.2%	241	201	- 16.6%
Closed Sales	21	21	0.0%	235	210	- 10.6%
Days on Market Until Sale	38	23	- 39.5%	31	33	+ 6.5%
Median Sales Price*	\$639,000	\$720,000	+ 12.7%	\$710,000	\$707,000	- 0.4%
Average Sales Price*	\$823,374	\$727,788	- 11.6%	\$789,737	\$725,772	- 8.1%
Percent of Original List Price Received*	96.6%	97.2%	+ 0.6%	97.3%	97.0%	- 0.3%
Percent of List Price Received*	98.9%	98.4%	- 0.5%	98.7%	98.3%	- 0.4%
Inventory of Homes for Sale	49	47	- 4.1%	--	--	--
Months Supply of Inventory	2.4	2.8	+ 16.7%	--	--	--

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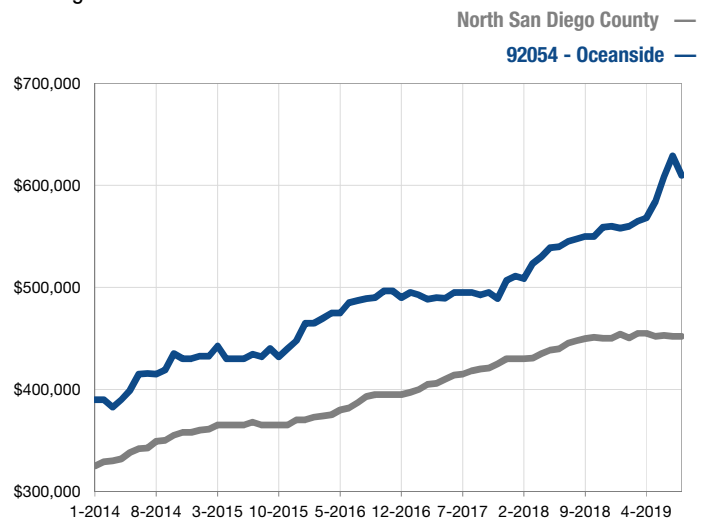
Attached Single-Family	August			Rolling 12 Months		
	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
Key Metrics						
New Listings	31	41	+ 32.3%	335	338	+ 0.9%
Pending Sales	21	18	- 14.3%	223	186	- 16.6%
Closed Sales	23	18	- 21.7%	216	180	- 16.7%
Days on Market Until Sale	48	54	+ 12.5%	41	45	+ 9.8%
Median Sales Price*	\$713,000	\$571,250	- 19.9%	\$547,500	\$609,868	+ 11.4%
Average Sales Price*	\$756,524	\$550,920	- 27.2%	\$623,192	\$657,256	+ 5.5%
Percent of Original List Price Received*	97.5%	94.5%	- 3.1%	96.5%	96.5%	0.0%
Percent of List Price Received*	98.5%	96.6%	- 1.9%	97.8%	97.6%	- 0.2%
Inventory of Homes for Sale	58	75	+ 29.3%	--	--	--
Months Supply of Inventory	3.1	4.8	+ 54.8%	--	--	--

* 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 August 2019

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

92056 - Oceanside

North San Diego County

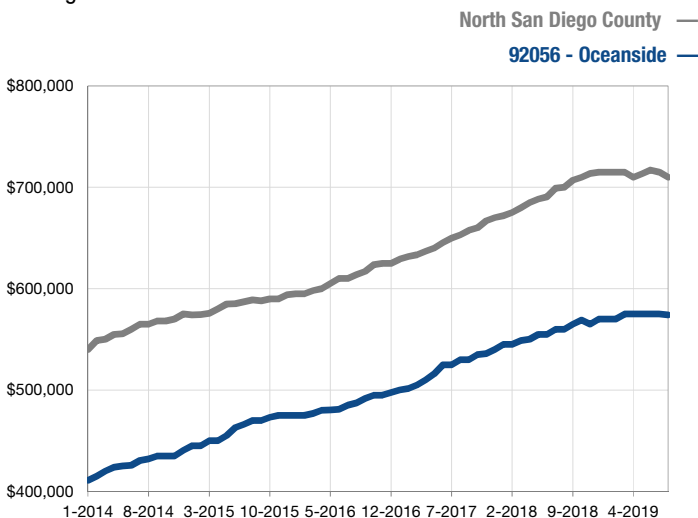
Detached Single-Family	August			Rolling 12 Months		
	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
Key Metrics						
New Listings	58	45	- 22.4%	652	607	- 6.9%
Pending Sales	42	38	- 9.5%	494	472	- 4.5%
Closed Sales	46	46	0.0%	514	461	- 10.3%
Days on Market Until Sale	25	31	+ 24.0%	23	28	+ 21.7%
Median Sales Price*	\$547,500	\$550,000	+ 0.5%	\$560,000	\$574,000	+ 2.5%
Average Sales Price*	\$578,873	\$573,561	- 0.9%	\$575,740	\$587,252	+ 2.0%
Percent of Original List Price Received*	97.6%	98.6%	+ 1.0%	98.4%	98.1%	- 0.3%
Percent of List Price Received*	99.0%	99.6%	+ 0.6%	99.1%	99.0%	- 0.1%
Inventory of Homes for Sale	87	60	- 31.0%	--	--	--
Months Supply of Inventory	2.1	1.5	- 28.6%	--	--	--

* 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.

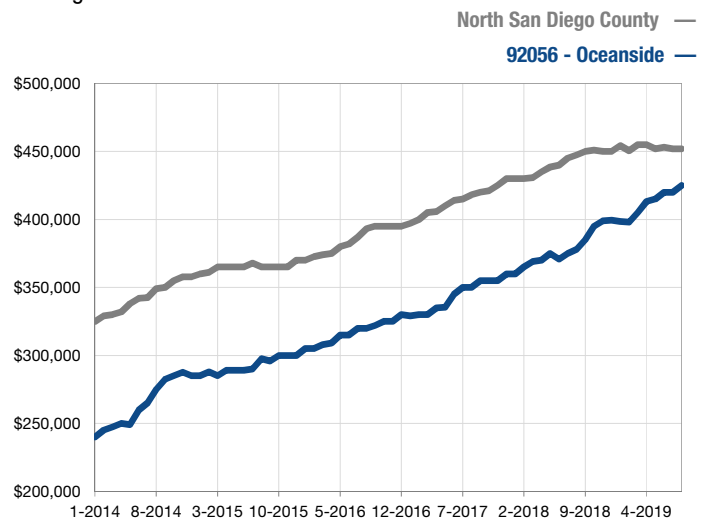
Attached Single-Family	August			Rolling 12 Months		
	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
Key Metrics						
New Listings	47	37	- 21.3%	476	530	+ 11.3%
Pending Sales	22	25	+ 13.6%	339	331	- 2.4%
Closed Sales	33	26	- 21.2%	349	322	- 7.7%
Days on Market Until Sale	32	35	+ 9.4%	29	33	+ 13.8%
Median Sales Price*	\$390,000	\$422,500	+ 8.3%	\$378,000	\$425,000	+ 12.4%
Average Sales Price*	\$455,242	\$441,996	- 2.9%	\$439,440	\$456,995	+ 4.0%
Percent of Original List Price Received*	96.8%	95.9%	- 0.9%	98.1%	97.4%	- 0.7%
Percent of List Price Received*	98.4%	97.3%	- 1.1%	98.7%	98.4%	- 0.3%
Inventory of Homes for Sale	67	50	- 25.4%	--	--	--
Months Supply of Inventory	2.4	1.8	- 25.0%	--	--	--

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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 August 2019

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

92057 - Oceanside

North San Diego County

Detached Single-Family

Key Metrics	August			Rolling 12 Months		
	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	75	59	- 21.3%	845	753	- 10.9%
Pending Sales	44	67	+ 52.3%	652	575	- 11.8%
Closed Sales	60	58	- 3.3%	681	544	- 20.1%
Days on Market Until Sale	32	36	+ 12.5%	26	33	+ 26.9%
Median Sales Price*	\$571,450	\$569,250	- 0.4%	\$550,000	\$559,500	+ 1.7%
Average Sales Price*	\$587,157	\$558,057	- 5.0%	\$553,716	\$560,719	+ 1.3%
Percent of Original List Price Received*	98.1%	97.1%	- 1.0%	98.6%	97.8%	- 0.8%
Percent of List Price Received*	99.1%	98.8%	- 0.3%	99.3%	99.1%	- 0.2%
Inventory of Homes for Sale	124	75	- 39.5%	--	--	--
Months Supply of Inventory	2.3	1.6	- 30.4%	--	--	--

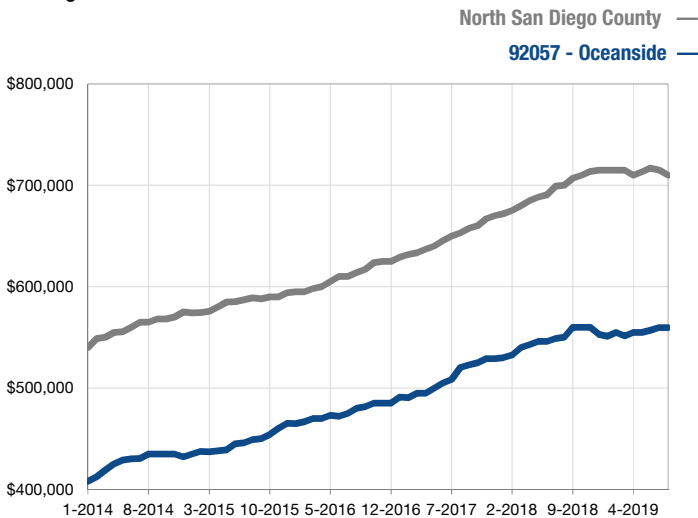
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Attached Single-Family

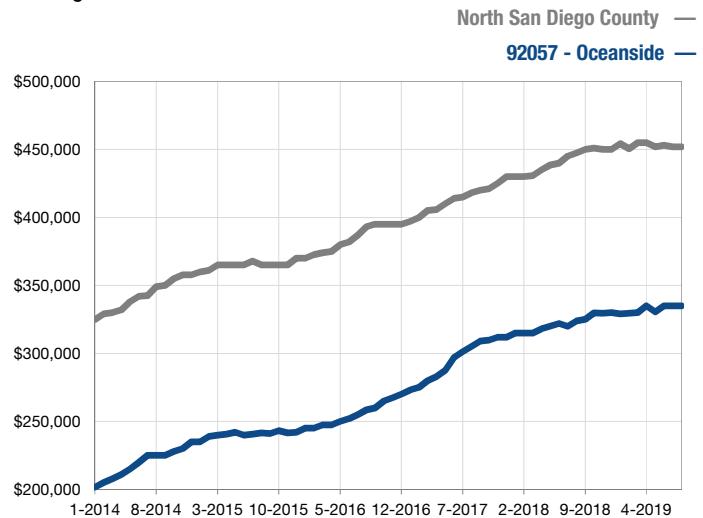
Key Metrics	August			Rolling 12 Months		
	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	66	38	- 42.4%	510	439	- 13.9%
Pending Sales	37	41	+ 10.8%	345	355	+ 2.9%
Closed Sales	37	25	- 32.4%	349	345	- 1.1%
Days on Market Until Sale	35	21	- 40.0%	33	35	+ 6.1%
Median Sales Price*	\$339,000	\$335,000	- 1.2%	\$324,000	\$335,000	+ 3.4%
Average Sales Price*	\$350,684	\$347,168	- 1.0%	\$322,805	\$337,252	+ 4.5%
Percent of Original List Price Received*	97.1%	99.2%	+ 2.2%	97.0%	96.9%	- 0.1%
Percent of List Price Received*	98.6%	99.5%	+ 0.9%	98.2%	98.4%	+ 0.2%
Inventory of Homes for Sale	92	41	- 55.4%	--	--	--
Months Supply of Inventory	3.2	1.4	- 56.3%	--	--	--

* 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 August 2019

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

92058 - Oceanside

North San Diego County

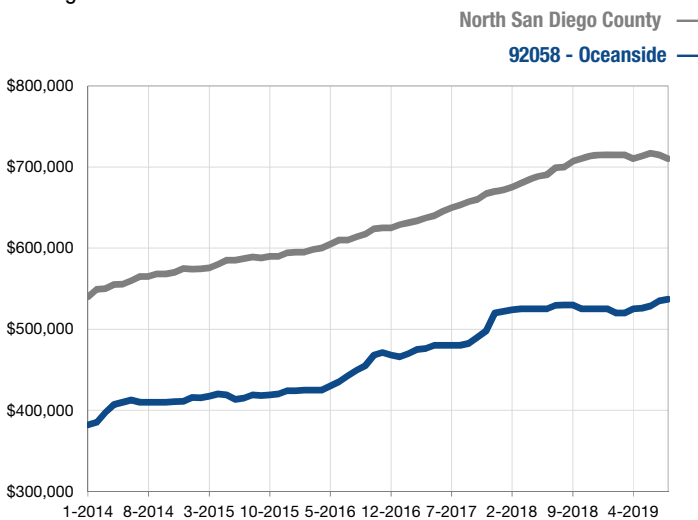
Detached Single-Family Key Metrics	August			Rolling 12 Months		
	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	25	17	- 32.0%	204	186	- 8.8%
Pending Sales	15	19	+ 26.7%	145	141	- 2.8%
Closed Sales	8	9	+ 12.5%	138	134	- 2.9%
Days on Market Until Sale	29	14	- 51.7%	32	26	- 18.8%
Median Sales Price*	\$518,500	\$445,000	- 14.2%	\$529,750	\$537,000	+ 1.4%
Average Sales Price*	\$524,938	\$450,444	- 14.2%	\$529,850	\$530,835	+ 0.2%
Percent of Original List Price Received*	96.4%	98.6%	+ 2.3%	98.4%	97.6%	- 0.8%
Percent of List Price Received*	99.4%	98.9%	- 0.5%	99.4%	98.6%	- 0.8%
Inventory of Homes for Sale	28	20	- 28.6%	--	--	--
Months Supply of Inventory	2.3	1.7	- 26.1%	--	--	--

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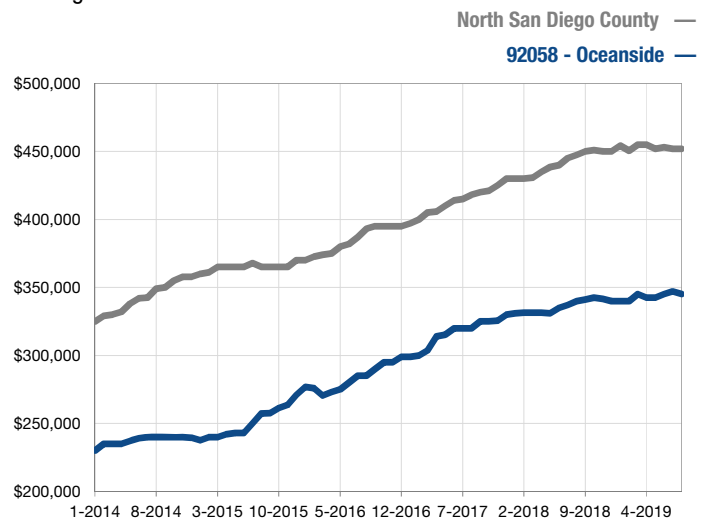
Attached Single-Family Key Metrics	August			Rolling 12 Months		
	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	12	15	+ 25.0%	143	110	- 23.1%
Pending Sales	11	11	0.0%	123	95	- 22.8%
Closed Sales	12	10	- 16.7%	127	86	- 32.3%
Days on Market Until Sale	19	23	+ 21.1%	27	35	+ 29.6%
Median Sales Price*	\$353,500	\$333,000	- 5.8%	\$340,000	\$345,000	+ 1.5%
Average Sales Price*	\$357,000	\$325,380	- 8.9%	\$343,364	\$349,385	+ 1.8%
Percent of Original List Price Received*	98.8%	99.5%	+ 0.7%	98.4%	98.5%	+ 0.1%
Percent of List Price Received*	99.4%	100.5%	+ 1.1%	99.0%	99.6%	+ 0.6%
Inventory of Homes for Sale	18	11	- 38.9%	--	--	--
Months Supply of Inventory	1.8	1.4	- 22.2%	--	--	--

* 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 August 2019

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

92075 - Solana Beach

North San Diego County

Detached Single-Family

Key Metrics	August			Rolling 12 Months		
	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	15	13	- 13.3%	124	157	+ 26.6%
Pending Sales	8	11	+ 37.5%	76	85	+ 11.8%
Closed Sales	13	9	- 30.8%	88	77	- 12.5%
Days on Market Until Sale	24	45	+ 87.5%	38	41	+ 7.9%
Median Sales Price*	\$1,425,000	\$1,900,000	+ 33.3%	\$1,535,000	\$1,611,000	+ 5.0%
Average Sales Price*	\$1,718,355	\$1,895,951	+ 10.3%	\$1,791,571	\$2,115,945	+ 18.1%
Percent of Original List Price Received*	96.8%	97.1%	+ 0.3%	95.5%	96.7%	+ 1.3%
Percent of List Price Received*	98.1%	100.0%	+ 1.9%	97.4%	98.8%	+ 1.4%
Inventory of Homes for Sale	23	27	+ 17.4%	--	--	--
Months Supply of Inventory	3.6	3.8	+ 5.6%	--	--	--

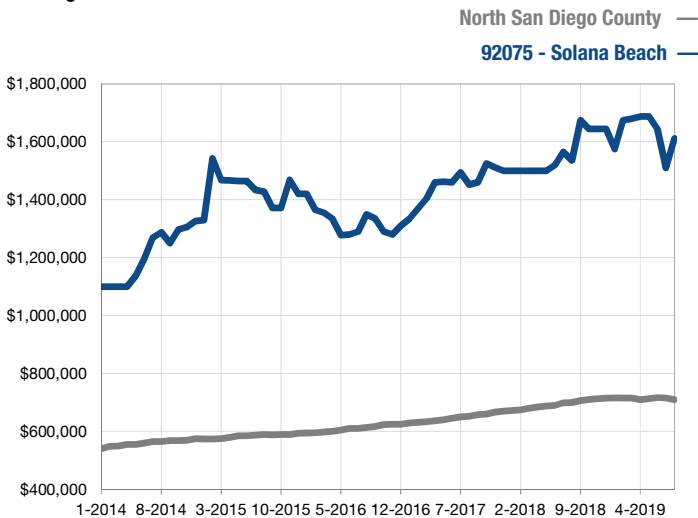
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Attached Single-Family

Key Metrics	August			Rolling 12 Months		
	2018	2019	Percent Change	Thru 8-2018	Thru 8-2019	Percent Change
New Listings	18	20	+ 11.1%	181	172	- 5.0%
Pending Sales	10	4	- 60.0%	115	94	- 18.3%
Closed Sales	12	7	- 41.7%	112	94	- 16.1%
Days on Market Until Sale	22	77	+ 250.0%	36	40	+ 11.1%
Median Sales Price*	\$1,402,500	\$967,000	- 31.1%	\$932,500	\$857,000	- 8.1%
Average Sales Price*	\$1,274,034	\$1,038,000	- 18.5%	\$1,051,643	\$912,464	- 13.2%
Percent of Original List Price Received*	94.1%	93.4%	- 0.7%	95.8%	95.7%	- 0.1%
Percent of List Price Received*	96.1%	99.2%	+ 3.2%	97.5%	98.3%	+ 0.8%
Inventory of Homes for Sale	35	34	- 2.9%	--	--	--
Months Supply of Inventory	3.7	4.3	+ 16.2%	--	--	--

* 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

