

Local Market Update for September 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92054 - Oceanside

North San Diego County

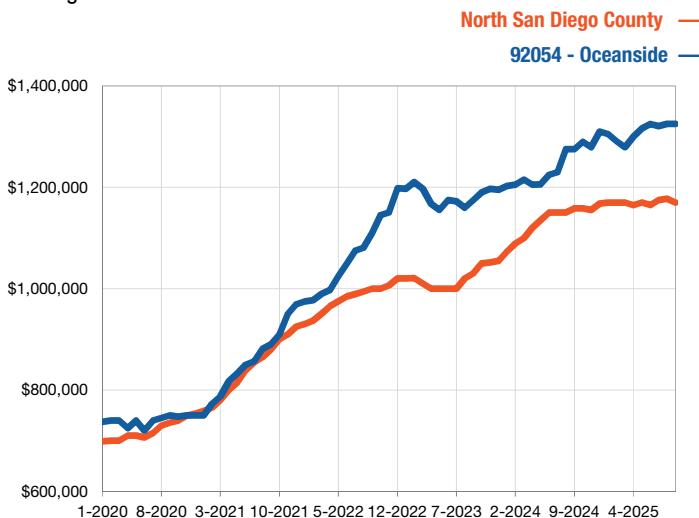
Detached Single-Family	September			Rolling 12 Months		
	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	32	28	- 12.5%	317	268	- 15.5%
Pending Sales	21	13	- 38.1%	202	181	- 10.4%
Closed Sales	18	8	- 55.6%	194	187	- 3.6%
Days on Market Until Sale	21	53	+ 152.4%	27	38	+ 40.7%
Median Sales Price*	\$1,289,500	\$1,139,950	- 11.6%	\$1,274,950	\$1,324,900	+ 3.9%
Average Sales Price*	\$1,305,217	\$1,278,738	- 2.0%	\$1,431,220	\$1,476,765	+ 3.2%
Percent of Original List Price Received*	97.6%	94.4%	- 3.3%	98.4%	97.4%	- 1.0%
Percent of List Price Received*	99.2%	97.5%	- 1.7%	100.1%	99.2%	- 0.9%
Inventory of Homes for Sale	62	46	- 25.8%	--	--	--
Months Supply of Inventory	3.7	3.0	- 18.9%	--	--	--

* 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	September			Rolling 12 Months		
	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	19	22	+ 15.8%	269	261	- 3.0%
Pending Sales	20	14	- 30.0%	167	143	- 14.4%
Closed Sales	11	15	+ 36.4%	158	149	- 5.7%
Days on Market Until Sale	51	21	- 58.8%	36	46	+ 27.8%
Median Sales Price*	\$925,000	\$800,000	- 13.5%	\$920,000	\$837,000	- 9.0%
Average Sales Price*	\$1,009,853	\$1,067,867	+ 5.7%	\$1,097,570	\$996,479	- 9.2%
Percent of Original List Price Received*	94.3%	98.1%	+ 4.0%	96.8%	97.2%	+ 0.4%
Percent of List Price Received*	96.2%	99.5%	+ 3.4%	98.5%	99.2%	+ 0.7%
Inventory of Homes for Sale	47	54	+ 14.9%	--	--	--
Months Supply of Inventory	3.4	4.5	+ 32.4%	--	--	--

* 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

