## **Local Market Update for October 2025**

Provided by the North San Diego County REALTORS®.



## 92054 - Oceanside

North San Diego County

Detached Single-Family	October			Rolling 12 Months			
Key Metrics	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change	
New Listings	27	28	+ 3.7%	313	271	- 13.4%	
Pending Sales	19	22	+ 15.8%	207	185	- 10.6%	
Closed Sales	21	19	- 9.5%	203	185	- 8.9%	
Days on Market Until Sale	45	51	+ 13.3%	28	39	+ 39.3%	
Median Sales Price*	\$1,324,900	\$1,460,000	+ 10.2%	\$1,290,000	\$1,329,000	+ 3.0%	
Average Sales Price*	\$1,470,119	\$1,623,879	+ 10.5%	\$1,442,109	\$1,492,629	+ 3.5%	
Percent of Original List Price Received*	96.4%	97.4%	+ 1.0%	98.3%	97.5%	- 0.8%	
Percent of List Price Received*	97.8%	99.7%	+ 1.9%	100.0%	99.4%	- 0.6%	
Inventory of Homes for Sale	61	42	- 31.1%				
Months Supply of Inventory	3.5	2.7	- 22.9%				

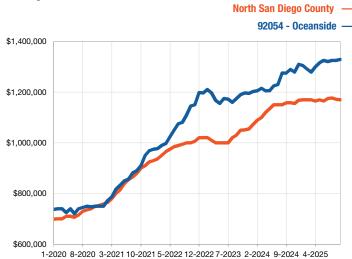
<sup>\*</sup> Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached Single-Family	October			Rolling 12 Months			
Key Metrics	2024	2025	Percent Change	Thru 10-2024	Thru 10-2025	Percent Change	
New Listings	22	20	- 9.1%	265	260	- 1.9%	
Pending Sales	18	12	- 33.3%	164	141	- 14.0%	
Closed Sales	18	14	- 22.2%	161	146	- 9.3%	
Days on Market Until Sale	53	44	- 17.0%	41	45	+ 9.8%	
Median Sales Price*	\$862,000	\$897,500	+ 4.1%	\$899,888	\$838,450	- 6.8%	
Average Sales Price*	\$988,328	\$1,215,786	+ 23.0%	\$1,087,760	\$1,015,849	- 6.6%	
Percent of Original List Price Received*	95.9%	97.9%	+ 2.1%	96.4%	97.4%	+ 1.0%	
Percent of List Price Received*	98.1%	99.3%	+ 1.2%	98.3%	99.3%	+ 1.0%	
Inventory of Homes for Sale	47	45	- 4.3%				
Months Supply of Inventory	3.4	3.8	+ 11.8%				

<sup>\*</sup> 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

