

Local Market Update for April 2025

Provided by the North San Diego County REALTORS®.

92054 - Oceanside

North San Diego County

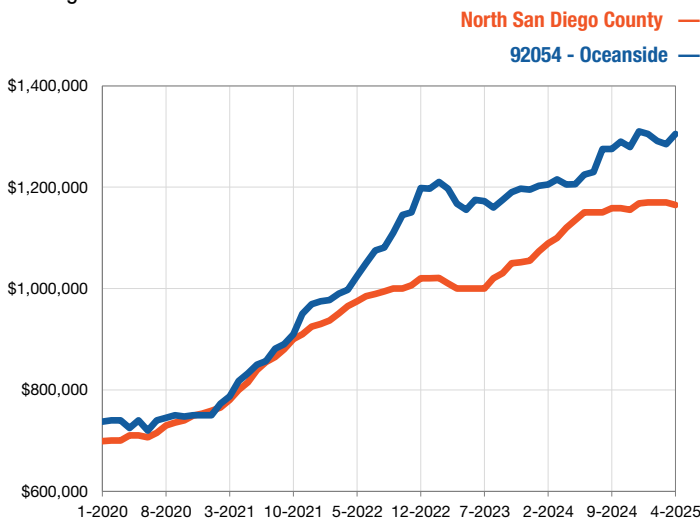
Detached Single-Family	April			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	29	22	- 24.1%	284	292	+ 2.8%
Pending Sales	17	16	- 5.9%	179	202	+ 12.8%
Closed Sales	25	9	- 64.0%	179	200	+ 11.7%
Days on Market Until Sale	22	25	+ 13.6%	24	35	+ 45.8%
Median Sales Price*	\$1,189,900	\$1,450,000	+ 21.9%	\$1,205,000	\$1,305,000	+ 8.3%
Average Sales Price*	\$1,272,850	\$1,613,222	+ 26.7%	\$1,360,355	\$1,422,546	+ 4.6%
Percent of Original List Price Received*	98.8%	100.7%	+ 1.9%	99.8%	97.7%	- 2.1%
Percent of List Price Received*	101.2%	101.0%	- 0.2%	100.8%	99.4%	- 1.4%
Inventory of Homes for Sale	57	46	- 19.3%	--	--	--
Months Supply of Inventory	3.8	2.7	- 28.9%	--	--	--

* 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	April			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	30	16	- 46.7%	251	241	- 4.0%
Pending Sales	18	11	- 38.9%	156	153	- 1.9%
Closed Sales	15	17	+ 13.3%	148	159	+ 7.4%
Days on Market Until Sale	31	47	+ 51.6%	25	47	+ 88.0%
Median Sales Price*	\$1,275,000	\$837,000	- 34.4%	\$1,000,000	\$844,000	- 15.6%
Average Sales Price*	\$1,287,260	\$971,453	- 24.5%	\$1,086,546	\$1,003,606	- 7.6%
Percent of Original List Price Received*	97.9%	95.6%	- 2.3%	97.3%	96.2%	- 1.1%
Percent of List Price Received*	98.7%	97.3%	- 1.4%	98.7%	98.3%	- 0.4%
Inventory of Homes for Sale	60	46	- 23.3%	--	--	--
Months Supply of Inventory	4.6	3.6	- 21.7%	--	--	--

* 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.

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



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

