

Local Market Update for May 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92054 - Oceanside

North San Diego County

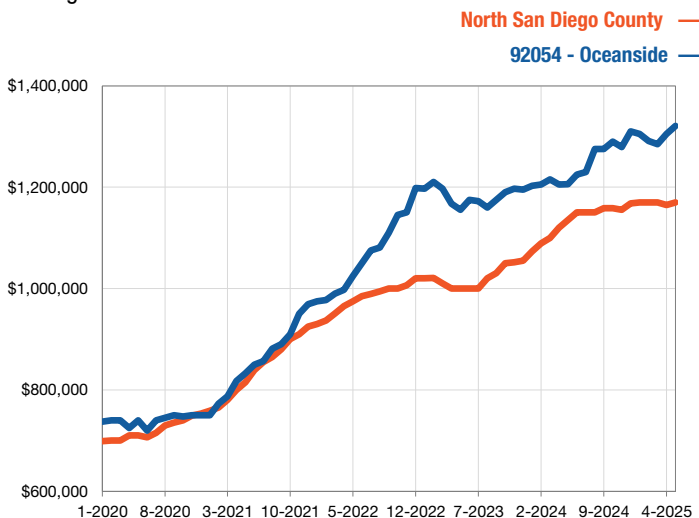
Detached Single-Family	May			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	26	21	- 19.2%	288	291	+ 1.0%
Pending Sales	26	13	- 50.0%	190	191	+ 0.5%
Closed Sales	24	19	- 20.8%	187	195	+ 4.3%
Days on Market Until Sale	17	25	+ 47.1%	23	36	+ 56.5%
Median Sales Price*	\$1,191,125	\$1,300,000	+ 9.1%	\$1,206,000	\$1,321,000	+ 9.5%
Average Sales Price*	\$1,271,590	\$1,359,242	+ 6.9%	\$1,353,591	\$1,434,957	+ 6.0%
Percent of Original List Price Received*	99.1%	98.4%	- 0.7%	99.3%	97.5%	- 1.8%
Percent of List Price Received*	100.2%	99.9%	- 0.3%	100.5%	99.4%	- 1.1%
Inventory of Homes for Sale	49	49	0.0%	--	--	--
Months Supply of Inventory	3.1	3.1	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	May			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	18	29	+ 61.1%	252	255	+ 1.2%
Pending Sales	13	14	+ 7.7%	158	153	- 3.2%
Closed Sales	17	10	- 41.2%	153	152	- 0.7%
Days on Market Until Sale	49	58	+ 18.4%	28	47	+ 67.9%
Median Sales Price*	\$840,000	\$818,750	- 2.5%	\$995,000	\$846,500	- 14.9%
Average Sales Price*	\$991,324	\$939,850	- 5.2%	\$1,093,472	\$1,000,786	- 8.5%
Percent of Original List Price Received*	96.6%	94.4%	- 2.3%	97.1%	96.1%	- 1.0%
Percent of List Price Received*	99.4%	96.4%	- 3.0%	98.7%	98.0%	- 0.7%
Inventory of Homes for Sale	58	49	- 15.5%	--	--	--
Months Supply of Inventory	4.4	3.8	- 13.6%	--	--	--

* 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

