

Local Market Update for December 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92054 - Oceanside

North San Diego County

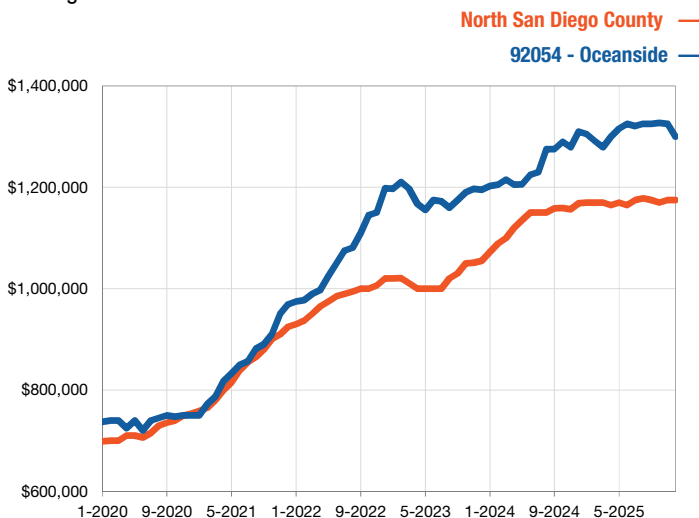
Detached Single-Family	December			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	11	13	+ 18.2%	310	283	- 8.7%
Pending Sales	9	8	- 11.1%	206	187	- 9.2%
Closed Sales	19	14	- 26.3%	207	186	- 10.1%
Days on Market Until Sale	38	21	- 44.7%	30	37	+ 23.3%
Median Sales Price*	\$1,384,900	\$1,255,000	- 9.4%	\$1,310,000	\$1,300,000	- 0.8%
Average Sales Price*	\$1,565,605	\$1,227,607	- 21.6%	\$1,410,049	\$1,455,178	+ 3.2%
Percent of Original List Price Received*	96.9%	101.3%	+ 4.5%	98.0%	98.1%	+ 0.1%
Percent of List Price Received*	98.2%	101.5%	+ 3.4%	99.8%	99.8%	0.0%
Inventory of Homes for Sale	41	27	- 34.1%	--	--	--
Months Supply of Inventory	2.4	1.7	- 29.2%	--	--	--

* 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.

Attached Single-Family	December			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	12	8	- 33.3%	262	257	- 1.9%
Pending Sales	6	4	- 33.3%	165	142	- 13.9%
Closed Sales	8	12	+ 50.0%	169	144	- 14.8%
Days on Market Until Sale	31	41	+ 32.3%	44	46	+ 4.5%
Median Sales Price*	\$882,437	\$1,065,000	+ 20.7%	\$899,000	\$863,750	- 3.9%
Average Sales Price*	\$975,597	\$1,138,148	+ 16.7%	\$1,090,738	\$1,043,218	- 4.4%
Percent of Original List Price Received*	98.6%	96.8%	- 1.8%	96.3%	97.4%	+ 1.1%
Percent of List Price Received*	101.2%	98.7%	- 2.5%	98.2%	99.1%	+ 0.9%
Inventory of Homes for Sale	39	34	- 12.8%	--	--	--
Months Supply of Inventory	2.8	2.9	+ 3.6%	--	--	--

* 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

