

# Local Market Update for July 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

## 92054 - Oceanside

North San Diego County

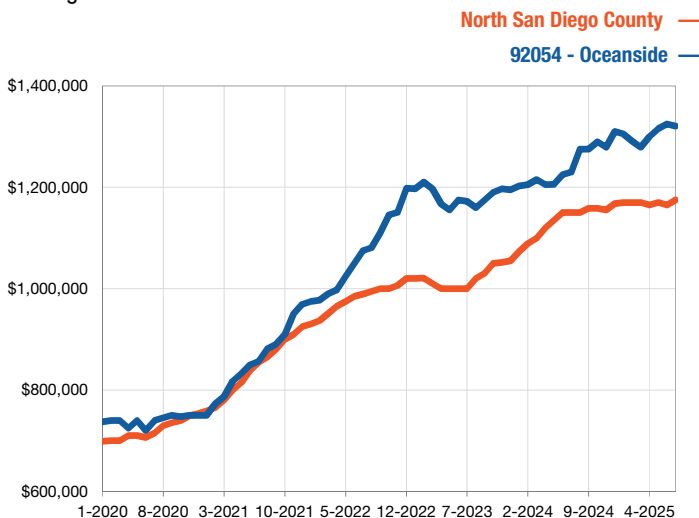
| Detached Single-Family                   | July        |             |                | Rolling 12 Months |             |                |
|--|-------------|-------------|----------------|-------------------|-------------|----------------|
|  | 2024        | 2025        | Percent Change | Thru 7-2024       | Thru 7-2025 | Percent Change |
| New Listings                             | 28          | 21          | - 25.0%        | 296               | 287         | - 3.0%         |
| Pending Sales                            | 17          | 18          | + 5.9%         | 191               | 196         | + 2.6%         |
| Closed Sales                             | 16          | 21          | + 31.3%        | 188               | 195         | + 3.7%         |
| Days on Market Until Sale                | 27          | 40          | + 48.1%        | 26                | 37          | + 42.3%        |
| Median Sales Price*                      | \$1,507,500 | \$1,325,000 | - 12.1%        | \$1,230,000       | \$1,321,000 | + 7.4%         |
| Average Sales Price*                     | \$1,602,188 | \$1,732,071 | + 8.1%         | \$1,381,930       | \$1,459,163 | + 5.6%         |
| Percent of Original List Price Received* | 97.4%       | 96.1%       | - 1.3%         | 99.1%             | 97.0%       | - 2.1%         |
| Percent of List Price Received*          | 99.3%       | 99.3%       | 0.0%           | 100.7%            | 98.9%       | - 1.8%         |
| Inventory of Homes for Sale              | 60          | 46          | - 23.3%        | --                | --          | --             |
| Months Supply of Inventory               | 3.8         | 2.8         | - 26.3%        | --                | --          | --             |

\* 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                   | July        |             |                | Rolling 12 Months |             |                |
|--|-------------|-------------|----------------|-------------------|-------------|----------------|
|  | 2024        | 2025        | Percent Change | Thru 7-2024       | Thru 7-2025 | Percent Change |
| New Listings                             | 26          | 21          | - 19.2%        | 274               | 243         | - 11.3%        |
| Pending Sales                            | 11          | 8           | - 27.3%        | 163               | 143         | - 12.3%        |
| Closed Sales                             | 8           | 10          | + 25.0%        | 156               | 151         | - 3.2%         |
| Days on Market Until Sale                | 48          | 28          | - 41.7%        | 34                | 46          | + 35.3%        |
| Median Sales Price*                      | \$845,000   | \$1,042,500 | + 23.4%        | \$990,000         | \$849,000   | - 14.2%        |
| Average Sales Price*                     | \$1,036,224 | \$1,136,100 | + 9.6%         | \$1,102,391       | \$1,008,886 | - 8.5%         |
| Percent of Original List Price Received* | 97.7%       | 105.8%      | + 8.3%         | 97.1%             | 96.6%       | - 0.5%         |
| Percent of List Price Received*          | 98.1%       | 106.7%      | + 8.8%         | 98.7%             | 98.6%       | - 0.1%         |
| Inventory of Homes for Sale              | 63          | 53          | - 15.9%        | --                | --          | --             |
| Months Supply of Inventory               | 4.6         | 4.4         | - 4.3%         | --                | --          | --             |

\* 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

