

Local Market Update for November 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92054 - Oceanside

North San Diego County

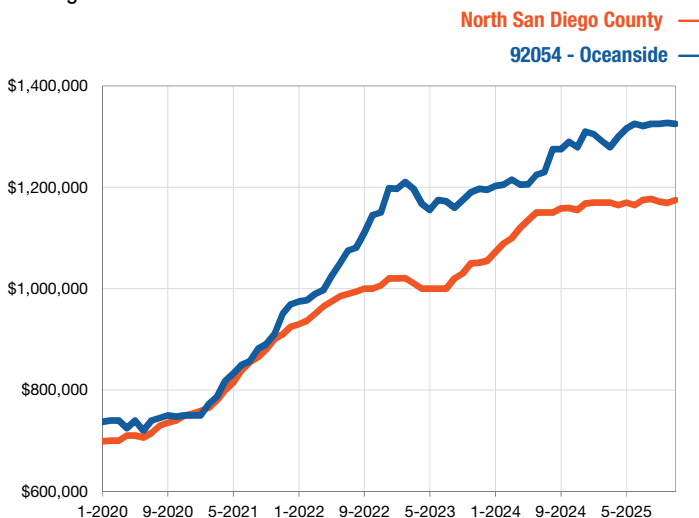
Detached Single-Family	November			Rolling 12 Months		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	11	19	+ 72.7%	307	281	- 8.5%
Pending Sales	15	12	- 20.0%	206	184	- 10.7%
Closed Sales	12	17	+ 41.7%	203	191	- 5.9%
Days on Market Until Sale	38	38	0.0%	29	38	+ 31.0%
Median Sales Price*	\$1,100,000	\$1,262,500	+ 14.8%	\$1,279,000	\$1,325,000	+ 3.6%
Average Sales Price*	\$1,324,081	\$1,306,518	- 1.3%	\$1,424,818	\$1,482,844	+ 4.1%
Percent of Original List Price Received*	92.6%	96.7%	+ 4.4%	98.0%	97.8%	- 0.2%
Percent of List Price Received*	97.2%	98.7%	+ 1.5%	99.9%	99.5%	- 0.4%
Inventory of Homes for Sale	47	36	- 23.4%	--	--	--
Months Supply of Inventory	2.7	2.3	- 14.8%	--	--	--

* 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	November			Rolling 12 Months		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	16	13	- 18.8%	261	260	- 0.4%
Pending Sales	9	13	+ 44.4%	170	144	- 15.3%
Closed Sales	18	12	- 33.3%	166	140	- 15.7%
Days on Market Until Sale	48	51	+ 6.3%	44	45	+ 2.3%
Median Sales Price*	\$750,000	\$891,500	+ 18.9%	\$899,000	\$856,250	- 4.8%
Average Sales Price*	\$895,794	\$1,015,059	+ 13.3%	\$1,086,797	\$1,031,217	- 5.1%
Percent of Original List Price Received*	95.8%	96.5%	+ 0.7%	96.1%	97.5%	+ 1.5%
Percent of List Price Received*	98.5%	97.7%	- 0.8%	98.1%	99.3%	+ 1.2%
Inventory of Homes for Sale	45	38	- 15.6%	--	--	--
Months Supply of Inventory	3.2	3.2	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.

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



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

