

# Local Market Update for July 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



## 92056 - Oceanside

North San Diego County

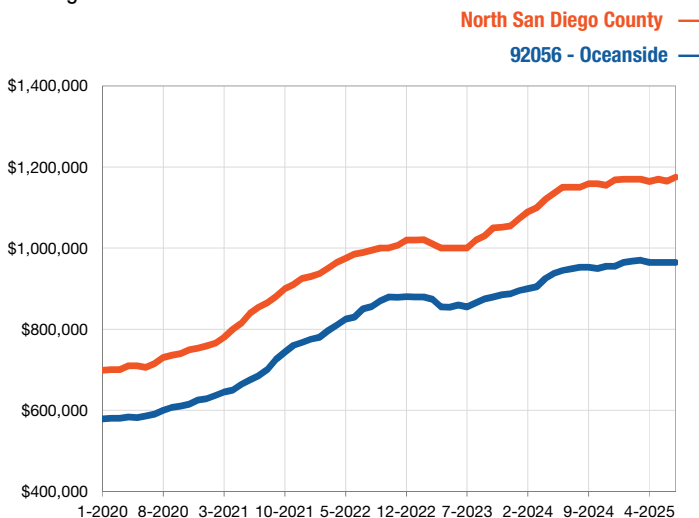
| Detached Single-Family                   | July      |             |                | Rolling 12 Months |             |                |
|--|-----------|-------------|----------------|-------------------|-------------|----------------|
|  | 2024      | 2025        | Percent Change | Thru 7-2024       | Thru 7-2025 | Percent Change |
| New Listings                             | 45        | 27          | - 40.0%        | 414               | 398         | - 3.9%         |
| Pending Sales                            | 40        | 25          | - 37.5%        | 334               | 304         | - 9.0%         |
| Closed Sales                             | 40        | 26          | - 35.0%        | 325               | 315         | - 3.1%         |
| Days on Market Until Sale                | 18        | 30          | + 66.7%        | 16                | 26          | + 62.5%        |
| Median Sales Price*                      | \$945,500 | \$942,000   | - 0.4%         | \$949,000         | \$965,000   | + 1.7%         |
| Average Sales Price*                     | \$976,763 | \$1,000,404 | + 2.4%         | \$998,615         | \$1,016,137 | + 1.8%         |
| Percent of Original List Price Received* | 99.4%     | 96.4%       | - 3.0%         | 100.9%            | 98.4%       | - 2.5%         |
| Percent of List Price Received*          | 99.8%     | 98.5%       | - 1.3%         | 101.2%            | 99.7%       | - 1.5%         |
| Inventory of Homes for Sale              | 62        | 52          | - 16.1%        | --                | --          | --             |
| Months Supply of Inventory               | 2.2       | 2.1         | - 4.5%         | --                | --          | --             |

\* 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                             | 43        | 29        | - 32.6%        | 315               | 395         | + 25.4%        |
| Pending Sales                            | 36        | 26        | - 27.8%        | 265               | 285         | + 7.5%         |
| Closed Sales                             | 21        | 25        | + 19.0%        | 252               | 294         | + 16.7%        |
| Days on Market Until Sale                | 20        | 36        | + 80.0%        | 22                | 30          | + 36.4%        |
| Median Sales Price*                      | \$745,000 | \$776,000 | + 4.2%         | \$659,750         | \$737,500   | + 11.8%        |
| Average Sales Price*                     | \$781,725 | \$791,848 | + 1.3%         | \$708,591         | \$741,428   | + 4.6%         |
| Percent of Original List Price Received* | 99.6%     | 96.9%     | - 2.7%         | 99.7%             | 98.2%       | - 1.5%         |
| Percent of List Price Received*          | 101.0%    | 98.8%     | - 2.2%         | 100.4%            | 99.3%       | - 1.1%         |
| Inventory of Homes for Sale              | 54        | 63        | + 16.7%        | --                | --          | --             |
| Months Supply of Inventory               | 2.4       | 2.7       | + 12.5%        | --                | --          | --             |

\* 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

