

Local Market Update for December 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



92056 - Oceanside

North San Diego County

Detached Single-Family

Key Metrics	December			Rolling 12 Months		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	19	10	- 47.4%	426	422	- 0.9%
Pending Sales	14	13	- 7.1%	329	319	- 3.0%
Closed Sales	20	24	+ 20.0%	337	316	- 6.2%
Days on Market Until Sale	25	33	+ 32.0%	21	27	+ 28.6%
Median Sales Price*	\$984,500	\$993,827	+ 0.9%	\$955,000	\$958,500	+ 0.4%
Average Sales Price*	\$1,059,695	\$1,012,861	- 4.4%	\$1,003,106	\$1,006,260	+ 0.3%
Percent of Original List Price Received*	97.3%	96.5%	- 0.8%	99.6%	98.4%	- 1.2%
Percent of List Price Received*	99.0%	98.8%	- 0.2%	100.5%	99.6%	- 0.9%
Inventory of Homes for Sale	59	31	- 47.5%	--	--	--
Months Supply of Inventory	2.2	1.2	- 45.5%	--	--	--

* 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

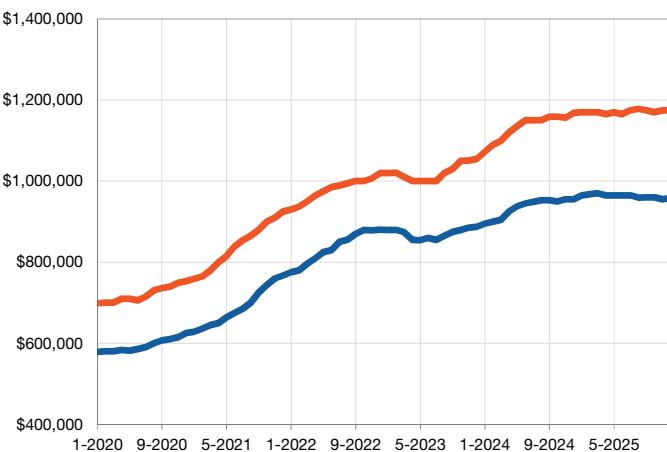
Key Metrics	December			Rolling 12 Months		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	23	13	- 43.5%	339	396	+ 16.8%
Pending Sales	22	14	- 36.4%	253	293	+ 15.8%
Closed Sales	18	18	0.0%	251	299	+ 19.1%
Days on Market Until Sale	29	24	- 17.2%	25	33	+ 32.0%
Median Sales Price*	\$769,500	\$577,000	- 25.0%	\$725,000	\$732,500	+ 1.0%
Average Sales Price*	\$749,820	\$728,139	- 2.9%	\$736,254	\$752,307	+ 2.2%
Percent of Original List Price Received*	95.8%	99.2%	+ 3.5%	98.9%	97.8%	- 1.1%
Percent of List Price Received*	98.4%	100.6%	+ 2.2%	100.0%	99.4%	- 0.6%
Inventory of Homes for Sale	60	36	- 40.0%	--	--	--
Months Supply of Inventory	2.8	1.5	- 46.4%	--	--	--

* 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

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Median Sales Price – Attached Single-Family

Rolling 12-Month Calculation

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