

Local Market Update for May 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92056 - Oceanside

North San Diego County

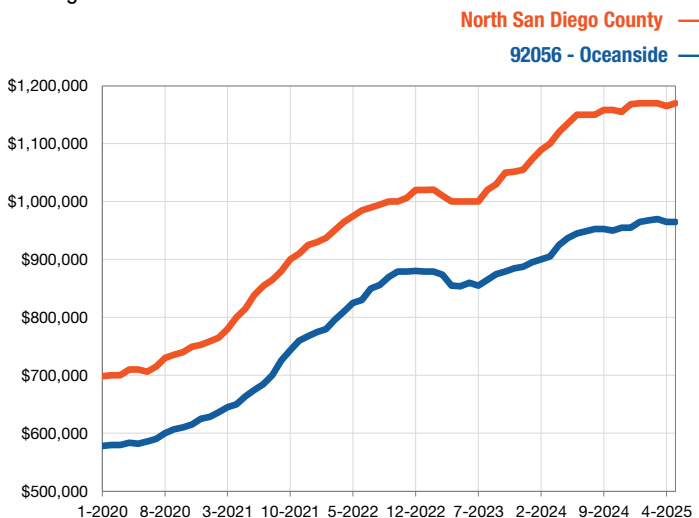
Detached Single-Family	May			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	43	37	- 14.0%	386	423	+ 9.6%
Pending Sales	32	32	0.0%	332	328	- 1.2%
Closed Sales	37	20	- 45.9%	324	326	+ 0.6%
Days on Market Until Sale	12	25	+ 108.3%	15	24	+ 60.0%
Median Sales Price*	\$1,005,000	\$1,005,000	0.0%	\$937,500	\$965,000	+ 2.9%
Average Sales Price*	\$1,050,449	\$1,077,313	+ 2.6%	\$992,485	\$1,009,188	+ 1.7%
Percent of Original List Price Received*	101.0%	99.0%	- 2.0%	101.4%	98.8%	- 2.6%
Percent of List Price Received*	101.6%	100.1%	- 1.5%	101.7%	99.8%	- 1.9%
Inventory of Homes for Sale	50	55	+ 10.0%	--	--	--
Months Supply of Inventory	1.8	2.0	+ 11.1%	--	--	--

* 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	May			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	26	33	+ 26.9%	301	398	+ 32.2%
Pending Sales	21	32	+ 52.4%	267	284	+ 6.4%
Closed Sales	25	24	- 4.0%	278	271	- 2.5%
Days on Market Until Sale	15	30	+ 100.0%	21	28	+ 33.3%
Median Sales Price*	\$775,000	\$725,000	- 6.5%	\$650,000	\$732,000	+ 12.6%
Average Sales Price*	\$779,085	\$742,688	- 4.7%	\$702,148	\$738,214	+ 5.1%
Percent of Original List Price Received*	102.6%	100.2%	- 2.3%	99.9%	98.5%	- 1.4%
Percent of List Price Received*	102.4%	100.8%	- 1.6%	100.4%	99.6%	- 0.8%
Inventory of Homes for Sale	37	57	+ 54.1%	--	--	--
Months Supply of Inventory	1.7	2.4	+ 41.2%	--	--	--

* 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.

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



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

