

# Local Market Update for April 2025

Provided by the North San Diego County REALTORS®.

## 92056 - Oceanside

North San Diego County

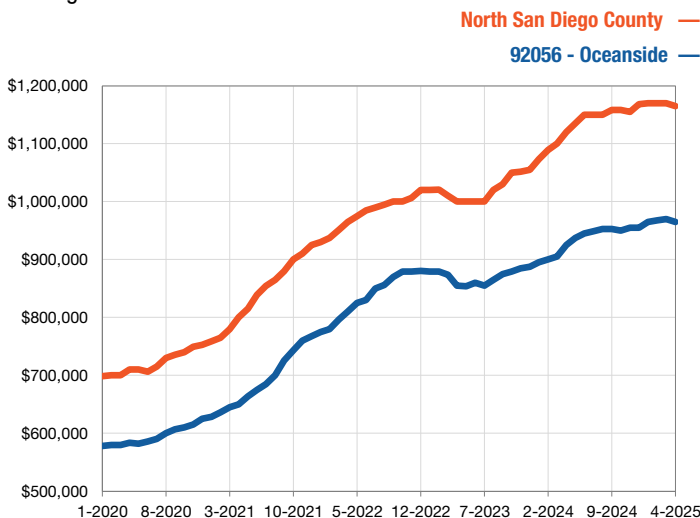
Detached Single-Family	April			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	49	36	- 26.5%	387	418	+ 8.0%
Pending Sales	36	24	- 33.3%	331	329	- 0.6%
Closed Sales	31	34	+ 9.7%	312	343	+ 9.9%
Days on Market Until Sale	13	19	+ 46.2%	16	22	+ 37.5%
Median Sales Price*	\$975,000	\$940,000	- 3.6%	\$925,000	\$965,000	+ 4.3%
Average Sales Price*	\$1,014,419	\$1,021,275	+ 0.7%	\$980,609	\$1,009,666	+ 3.0%
Percent of Original List Price Received*	102.4%	100.8%	- 1.6%	101.5%	99.0%	- 2.5%
Percent of List Price Received*	102.4%	101.4%	- 1.0%	101.7%	100.0%	- 1.7%
Inventory of Homes for Sale	44	52	+ 18.2%	--	--	--
Months Supply of Inventory	1.6	1.9	+ 18.8%	--	--	--

\* 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	April			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	25	31	+ 24.0%	309	384	+ 24.3%
Pending Sales	20	24	+ 20.0%	278	272	- 2.2%
Closed Sales	27	33	+ 22.2%	289	271	- 6.2%
Days on Market Until Sale	15	21	+ 40.0%	22	27	+ 22.7%
Median Sales Price*	\$720,000	\$760,000	+ 5.6%	\$630,000	\$740,000	+ 17.5%
Average Sales Price*	\$753,241	\$785,036	+ 4.2%	\$684,637	\$741,969	+ 8.4%
Percent of Original List Price Received*	102.0%	98.5%	- 3.4%	99.9%	98.7%	- 1.2%
Percent of List Price Received*	102.5%	99.4%	- 3.0%	100.4%	99.7%	- 0.7%
Inventory of Homes for Sale	34	56	+ 64.7%	--	--	--
Months Supply of Inventory	1.5	2.5	+ 66.7%	--	--	--

\* 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

