Local Market Update for September 2025

Provided by the North San Diego County REALTORS®.



92056 - Oceanside

North San Diego County

Detached Single-Family	September			Rolling 12 Months			
Key Metrics	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change	
New Listings	28	51	+ 82.1%	415	423	+ 1.9%	
Pending Sales	23	31	+ 34.8%	331	308	- 6.9%	
Closed Sales	23	20	- 13.0%	326	303	- 7.1%	
Days on Market Until Sale	23	29	+ 26.1%	18	27	+ 50.0%	
Median Sales Price*	\$1,035,000	\$984,500	- 4.9%	\$952,500	\$959,900	+ 0.8%	
Average Sales Price*	\$1,055,332	\$1,054,665	- 0.1%	\$1,005,523	\$1,011,717	+ 0.6%	
Percent of Original List Price Received*	97.2%	96.2%	- 1.0%	100.4%	98.2%	- 2.2%	
Percent of List Price Received*	99.3%	98.5%	- 0.8%	100.9%	99.6%	- 1.3%	
Inventory of Homes for Sale	57	61	+ 7.0%				
Months Supply of Inventory	2.1	2.4	+ 14.3%				

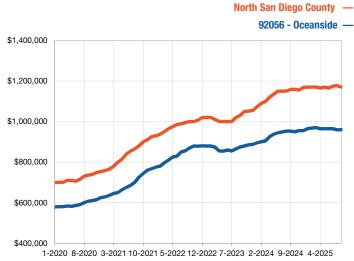
^{*} Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached Single-Family	September			Rolling 12 Months			
Key Metrics	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change	
New Listings	31	26	- 16.1%	305	394	+ 29.2%	
Pending Sales	17	18	+ 5.9%	240	295	+ 22.9%	
Closed Sales	21	21	0.0%	246	294	+ 19.5%	
Days on Market Until Sale	40	28	- 30.0%	24	32	+ 33.3%	
Median Sales Price*	\$730,000	\$725,000	- 0.7%	\$732,500	\$740,000	+ 1.0%	
Average Sales Price*	\$717,596	\$804,333	+ 12.1%	\$737,718	\$746,906	+ 1.2%	
Percent of Original List Price Received*	97.6%	98.3%	+ 0.7%	99.4%	97.7%	- 1.7%	
Percent of List Price Received*	99.1%	100.0%	+ 0.9%	100.2%	99.2%	- 1.0%	
Inventory of Homes for Sale	65	57	- 12.3%				
Months Supply of Inventory	3.3	2.3	- 30.3%				

^{*} 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

