

Local Market Update for November 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

Key Metrics	November			Rolling 12 Months		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	27	25	- 7.4%	422	429	+ 1.7%
Pending Sales	16	19	+ 18.8%	336	322	- 4.2%
Closed Sales	34	28	- 17.6%	338	312	- 7.7%
Days on Market Until Sale	33	26	- 21.2%	21	26	+ 23.8%
Median Sales Price*	\$1,028,250	\$945,350	- 8.1%	\$955,000	\$955,000	0.0%
Average Sales Price*	\$1,010,147	\$1,005,102	- 0.5%	\$1,006,099	\$1,009,178	+ 0.3%
Percent of Original List Price Received*	97.2%	98.5%	+ 1.3%	99.7%	98.4%	- 1.3%
Percent of List Price Received*	98.7%	99.6%	+ 0.9%	100.5%	99.6%	- 0.9%
Inventory of Homes for Sale	60	43	- 28.3%	--	--	--
Months Supply of Inventory	2.1	1.6	- 23.8%	--	--	--

* 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.

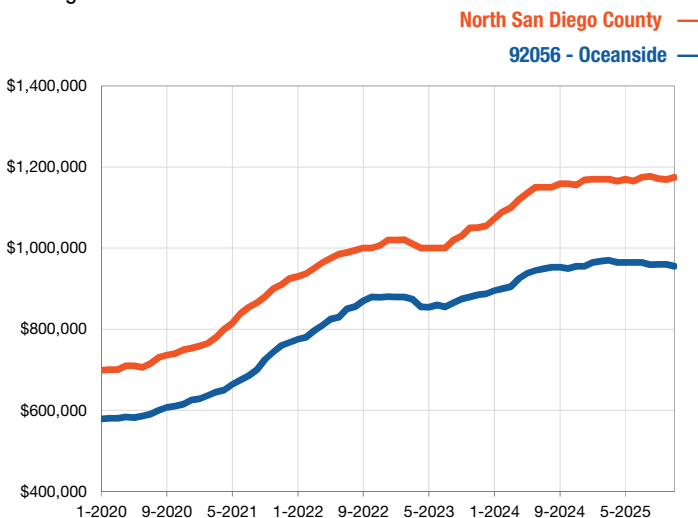
Attached Single-Family

Key Metrics	November			Rolling 12 Months		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	24	19	- 20.8%	325	403	+ 24.0%
Pending Sales	17	17	0.0%	247	300	+ 21.5%
Closed Sales	25	23	- 8.0%	247	297	+ 20.2%
Days on Market Until Sale	32	49	+ 53.1%	26	34	+ 30.8%
Median Sales Price*	\$725,000	\$795,000	+ 9.7%	\$725,000	\$740,000	+ 2.1%
Average Sales Price*	\$704,715	\$750,058	+ 6.4%	\$732,728	\$751,825	+ 2.6%
Percent of Original List Price Received*	97.8%	96.3%	- 1.5%	99.1%	97.6%	- 1.5%
Percent of List Price Received*	99.1%	98.5%	- 0.6%	100.0%	99.2%	- 0.8%
Inventory of Homes for Sale	70	54	- 22.9%	--	--	--
Months Supply of Inventory	3.4	2.2	- 35.3%	--	--	--

* 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

