

Local Market Update for December 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



92057 - 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	13	30	+ 130.8%	453	552	+ 21.9%
Pending Sales	18	21	+ 16.7%	363	392	+ 8.0%
Closed Sales	29	23	- 20.7%	364	380	+ 4.4%
Days on Market Until Sale	32	41	+ 28.1%	22	30	+ 36.4%
Median Sales Price*	\$840,000	\$885,000	+ 5.4%	\$874,950	\$885,000	+ 1.1%
Average Sales Price*	\$885,094	\$863,290	- 2.5%	\$890,533	\$908,279	+ 2.0%
Percent of Original List Price Received*	98.0%	97.2%	- 0.8%	99.7%	97.9%	- 1.8%
Percent of List Price Received*	99.2%	99.4%	+ 0.2%	100.4%	99.1%	- 1.3%
Inventory of Homes for Sale	55	63	+ 14.5%	--	--	--
Months Supply of Inventory	1.8	1.9	+ 5.6%	--	--	--

* 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

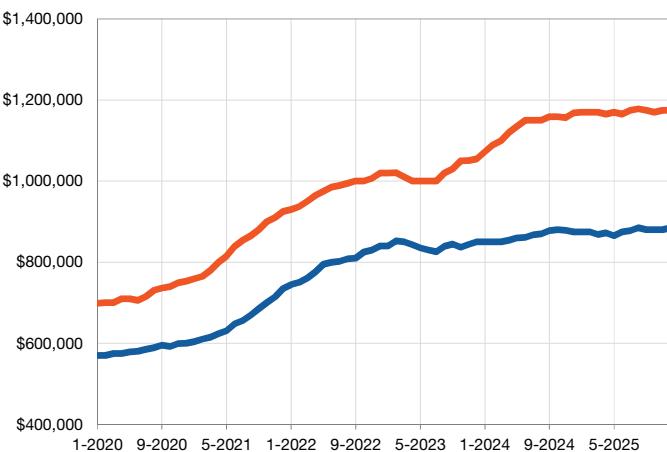
Key Metrics	December			Rolling 12 Months		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	17	11	- 35.3%	342	400	+ 17.0%
Pending Sales	14	13	- 7.1%	249	250	+ 0.4%
Closed Sales	25	12	- 52.0%	260	243	- 6.5%
Days on Market Until Sale	21	38	+ 81.0%	28	39	+ 39.3%
Median Sales Price*	\$590,000	\$450,000	- 23.7%	\$530,000	\$540,000	+ 1.9%
Average Sales Price*	\$567,957	\$509,667	- 10.3%	\$545,630	\$540,781	- 0.9%
Percent of Original List Price Received*	99.3%	94.8%	- 4.5%	98.9%	96.8%	- 2.1%
Percent of List Price Received*	99.8%	98.4%	- 1.4%	99.9%	99.0%	- 0.9%
Inventory of Homes for Sale	50	44	- 12.0%	--	--	--
Months Supply of Inventory	2.4	2.1	- 12.5%	--	--	--

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Median Sales Price – Detached Single-Family

Rolling 12-Month Calculation

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Median Sales Price – Attached Single-Family

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