

Local Market Update for September 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92057 - Oceanside

North San Diego County

Detached Single-Family

Key Metrics	September			Rolling 12 Months		
	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	51	40	- 21.6%	459	521	+ 13.5%
Pending Sales	34	41	+ 20.6%	361	383	+ 6.1%
Closed Sales	34	32	- 5.9%	347	381	+ 9.8%
Days on Market Until Sale	24	30	+ 25.0%	20	29	+ 45.0%
Median Sales Price*	\$925,000	\$882,500	- 4.6%	\$878,000	\$880,000	+ 0.2%
Average Sales Price*	\$936,291	\$926,703	- 1.0%	\$881,825	\$909,356	+ 3.1%
Percent of Original List Price Received*	100.0%	97.2%	- 2.8%	100.0%	98.0%	- 2.0%
Percent of List Price Received*	100.9%	98.4%	- 2.5%	100.5%	99.3%	- 1.2%
Inventory of Homes for Sale	82	75	- 8.5%	--	--	--
Months Supply of Inventory	2.7	2.3	- 14.8%	--	--	--

* 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.

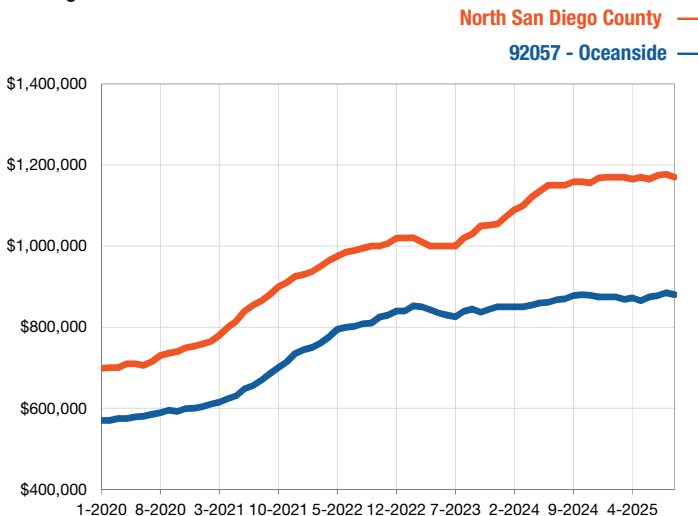
Attached Single-Family

Key Metrics	September			Rolling 12 Months		
	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	31	26	- 16.1%	327	407	+ 24.5%
Pending Sales	18	13	- 27.8%	250	250	0.0%
Closed Sales	21	19	- 9.5%	253	250	- 1.2%
Days on Market Until Sale	40	59	+ 47.5%	27	35	+ 29.6%
Median Sales Price*	\$515,000	\$505,000	- 1.9%	\$520,000	\$549,900	+ 5.8%
Average Sales Price*	\$558,083	\$541,539	- 3.0%	\$536,703	\$547,541	+ 2.0%
Percent of Original List Price Received*	97.7%	95.6%	- 2.1%	98.8%	97.5%	- 1.3%
Percent of List Price Received*	100.5%	98.6%	- 1.9%	99.7%	99.3%	- 0.4%
Inventory of Homes for Sale	61	63	+ 3.3%	--	--	--
Months Supply of Inventory	2.9	3.0	+ 3.4%	--	--	--

* 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

