

Local Market Update for April 2025

Provided by the North San Diego County REALTORS®.

92057 - Oceanside

North San Diego County

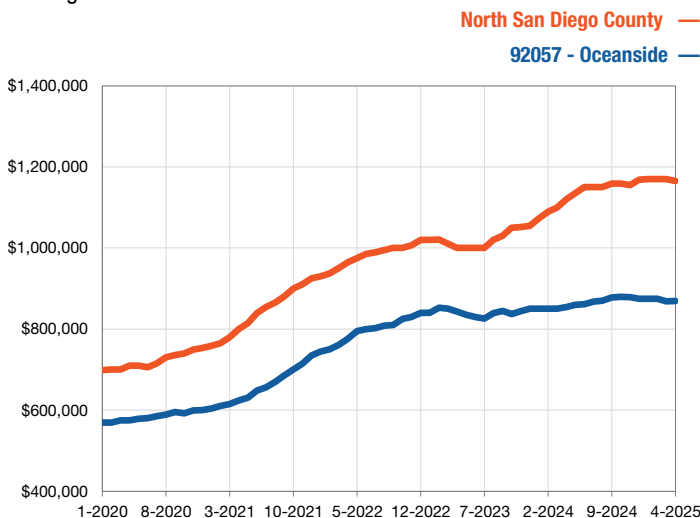
Detached Single-Family	April			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	44	53	+ 20.5%	413	503	+ 21.8%
Pending Sales	32	27	- 15.6%	348	358	+ 2.9%
Closed Sales	38	42	+ 10.5%	340	362	+ 6.5%
Days on Market Until Sale	14	27	+ 92.9%	20	24	+ 20.0%
Median Sales Price*	\$845,000	\$855,000	+ 1.2%	\$854,500	\$869,000	+ 1.7%
Average Sales Price*	\$829,543	\$897,478	+ 8.2%	\$850,726	\$903,859	+ 6.2%
Percent of Original List Price Received*	101.0%	98.2%	- 2.8%	100.4%	99.2%	- 1.2%
Percent of List Price Received*	100.9%	100.1%	- 0.8%	100.4%	100.3%	- 0.1%
Inventory of Homes for Sale	50	74	+ 48.0%	--	--	--
Months Supply of Inventory	1.7	2.5	+ 47.1%	--	--	--

* 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	27	40	+ 48.1%	281	393	+ 39.9%
Pending Sales	18	21	+ 16.7%	231	252	+ 9.1%
Closed Sales	27	27	0.0%	237	248	+ 4.6%
Days on Market Until Sale	32	30	- 6.3%	23	30	+ 30.4%
Median Sales Price*	\$510,000	\$555,000	+ 8.8%	\$515,000	\$540,000	+ 4.9%
Average Sales Price*	\$514,085	\$552,629	+ 7.5%	\$523,886	\$549,520	+ 4.9%
Percent of Original List Price Received*	99.2%	99.1%	- 0.1%	99.3%	98.6%	- 0.7%
Percent of List Price Received*	99.6%	100.4%	+ 0.8%	100.0%	99.8%	- 0.2%
Inventory of Homes for Sale	42	73	+ 73.8%	--	--	--
Months Supply of Inventory	2.2	3.5	+ 59.1%	--	--	--

* 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

