

Local Market Update for May 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92057 - Oceanside

North San Diego County

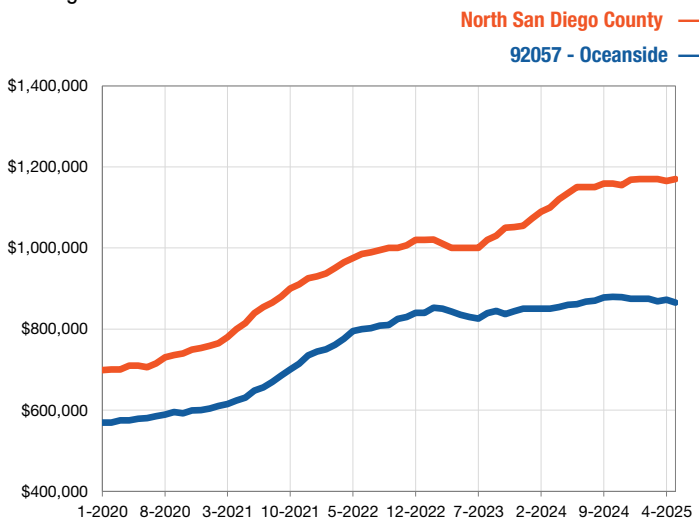
Detached Single-Family	May			Rolling 12 Months		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	47	49	+ 4.3%	414	510	+ 23.2%
Pending Sales	33	36	+ 9.1%	345	362	+ 4.9%
Closed Sales	32	32	0.0%	345	364	+ 5.5%
Days on Market Until Sale	21	33	+ 57.1%	21	26	+ 23.8%
Median Sales Price*	\$922,774	\$862,500	- 6.5%	\$860,000	\$865,000	+ 0.6%
Average Sales Price*	\$936,577	\$904,219	- 3.5%	\$862,179	\$901,075	+ 4.5%
Percent of Original List Price Received*	100.5%	98.7%	- 1.8%	100.3%	99.0%	- 1.3%
Percent of List Price Received*	100.9%	99.4%	- 1.5%	100.4%	100.1%	- 0.3%
Inventory of Homes for Sale	61	76	+ 24.6%	--	--	--
Months Supply of Inventory	2.1	2.5	+ 19.0%	--	--	--

* 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	May			Rolling 12 Months		
	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	34	29	- 14.7%	295	391	+ 32.5%
Pending Sales	16	23	+ 43.8%	228	263	+ 15.4%
Closed Sales	14	21	+ 50.0%	227	255	+ 12.3%
Days on Market Until Sale	21	31	+ 47.6%	24	31	+ 29.2%
Median Sales Price*	\$495,250	\$589,500	+ 19.0%	\$510,000	\$547,000	+ 7.3%
Average Sales Price*	\$554,000	\$591,800	+ 6.8%	\$526,104	\$552,602	+ 5.0%
Percent of Original List Price Received*	99.9%	97.1%	- 2.8%	99.1%	98.4%	- 0.7%
Percent of List Price Received*	100.4%	99.2%	- 1.2%	99.9%	99.7%	- 0.2%
Inventory of Homes for Sale	55	66	+ 20.0%	--	--	--
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

