

Local Market Update for July 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



92057 - Oceanside

North San Diego County

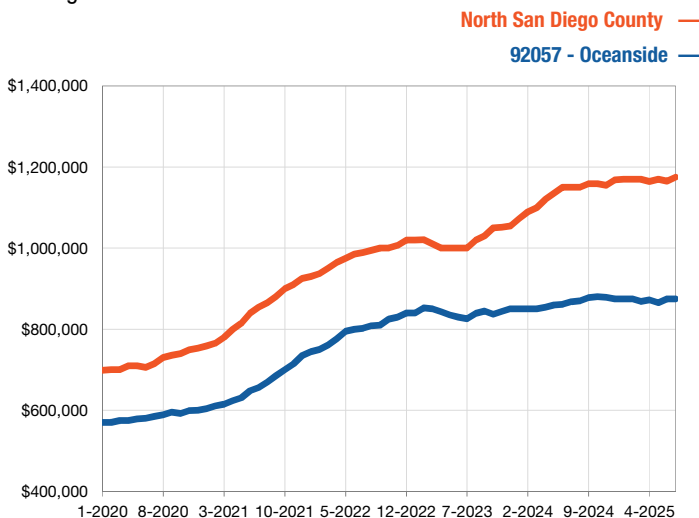
Detached Single-Family	July			Rolling 12 Months		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	52	61	+ 17.3%	422	543	+ 28.7%
Pending Sales	29	30	+ 3.4%	341	376	+ 10.3%
Closed Sales	32	37	+ 15.6%	342	369	+ 7.9%
Days on Market Until Sale	19	24	+ 26.3%	21	27	+ 28.6%
Median Sales Price*	\$905,000	\$899,000	- 0.7%	\$867,500	\$875,000	+ 0.9%
Average Sales Price*	\$937,028	\$903,827	- 3.5%	\$876,298	\$908,876	+ 3.7%
Percent of Original List Price Received*	100.1%	96.8%	- 3.3%	100.1%	98.4%	- 1.7%
Percent of List Price Received*	101.0%	98.4%	- 2.6%	100.3%	99.7%	- 0.6%
Inventory of Homes for Sale	77	92	+ 19.5%	--	--	--
Months Supply of Inventory	2.7	2.9	+ 7.4%	--	--	--

* 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.

Attached Single-Family	July			Rolling 12 Months		
	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	29	30	+ 3.4%	323	405	+ 25.4%
Pending Sales	21	18	- 14.3%	245	255	+ 4.1%
Closed Sales	24	22	- 8.3%	233	259	+ 11.2%
Days on Market Until Sale	21	30	+ 42.9%	25	32	+ 28.0%
Median Sales Price*	\$535,500	\$547,500	+ 2.2%	\$514,000	\$549,950	+ 7.0%
Average Sales Price*	\$541,483	\$523,450	- 3.3%	\$529,679	\$551,921	+ 4.2%
Percent of Original List Price Received*	99.0%	96.2%	- 2.8%	99.1%	98.0%	- 1.1%
Percent of List Price Received*	100.4%	98.0%	- 2.4%	99.9%	99.5%	- 0.4%
Inventory of Homes for Sale	59	76	+ 28.8%	--	--	--
Months Supply of Inventory	2.9	3.6	+ 24.1%	--	--	--

* 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

