

Local Market Update for November 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	November			Rolling 12 Months		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	18	31	+ 72.2%	458	535	+ 16.8%
Pending Sales	21	14	- 33.3%	360	383	+ 6.4%
Closed Sales	27	22	- 18.5%	359	384	+ 7.0%
Days on Market Until Sale	19	17	- 10.5%	21	30	+ 42.9%
Median Sales Price*	\$812,000	\$832,500	+ 2.5%	\$879,000	\$880,000	+ 0.1%
Average Sales Price*	\$826,608	\$802,591	- 2.9%	\$888,375	\$908,535	+ 2.3%
Percent of Original List Price Received*	99.8%	99.3%	- 0.5%	99.8%	97.9%	- 1.9%
Percent of List Price Received*	100.6%	99.8%	- 0.8%	100.4%	99.1%	- 1.3%
Inventory of Homes for Sale	73	71	- 2.7%	--	--	--
Months Supply of Inventory	2.4	2.2	- 8.3%	--	--	--

* 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.

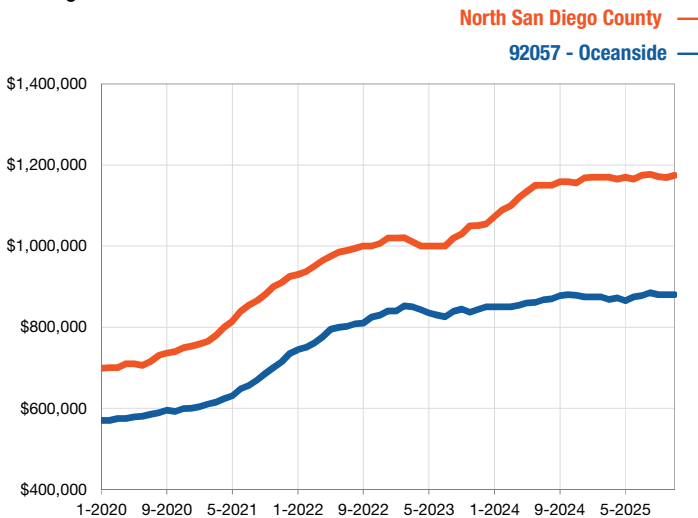
Attached Single-Family

Key Metrics	November			Rolling 12 Months		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	19	19	0.0%	339	402	+ 18.6%
Pending Sales	16	12	- 25.0%	256	251	- 2.0%
Closed Sales	17	20	+ 17.6%	250	256	+ 2.4%
Days on Market Until Sale	37	74	+ 100.0%	30	37	+ 23.3%
Median Sales Price*	\$484,400	\$515,000	+ 6.3%	\$522,500	\$542,000	+ 3.7%
Average Sales Price*	\$500,965	\$539,500	+ 7.7%	\$538,151	\$544,909	+ 1.3%
Percent of Original List Price Received*	97.0%	94.2%	- 2.9%	98.7%	97.2%	- 1.5%
Percent of List Price Received*	99.0%	98.0%	- 1.0%	99.8%	99.1%	- 0.7%
Inventory of Homes for Sale	62	56	- 9.7%	--	--	--
Months Supply of Inventory	2.9	2.7	- 6.9%	--	--	--

* 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

