Local Market Update for April 2025

Provided by the North San Diego County REALTORS®.

92058 - Oceanside

North San Diego County
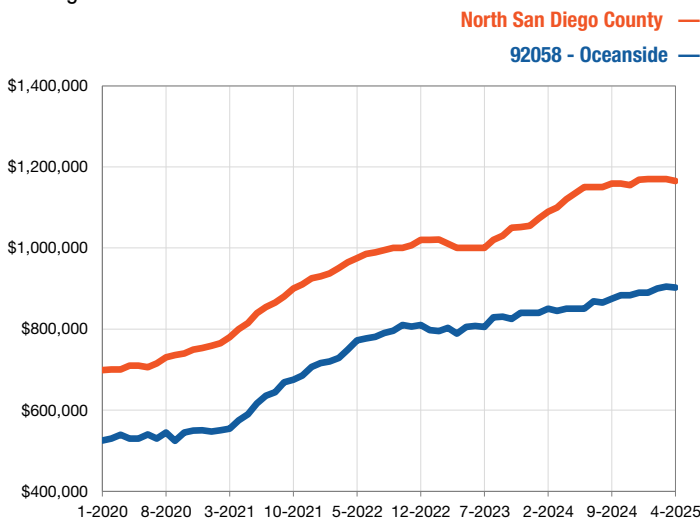
Detached Single-Family

Key Metrics	April			Rolling 12 Months		
	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	11	9	- 18.2%	78	98	+ 25.6%
Pending Sales	4	4	0.0%	53	76	+ 43.4%
Closed Sales	5	6	+ 20.0%	59	74	+ 25.4%
Days on Market Until Sale	14	31	+ 121.4%	17	24	+ 41.2%
Median Sales Price*	$920,000	$927,500	+ 0.8%	$850,000	$902,500	+ 6.2%
Average Sales Price*	$927,400	$836,667	- 9.8%	$851,632	$908,603	+ 6.7%
Percent of Original List Price Received*	101.9%	96.4%	- 5.4%	101.3%	99.7%	- 1.6%
Percent of List Price Received*	105.8%	97.0%	- 8.3%	101.5%	100.2%	- 1.3%
Inventory of Homes for Sale	14	15	+ 7.1%	--	--	--
Months Supply of Inventory	3.2	2.4	- 25.0%	--	--	--

* 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

Key Metrics	April			Rolling 12 Months		
	2024	2025	Percent Change	Thru 4-2024	Thru 4-2025	Percent Change
New Listings	12	10	- 16.7%	78	96	+ 23.1%
Pending Sales	7	5	- 28.6%	58	64	+ 10.3%
Closed Sales	5	1	- 80.0%	57	62	+ 8.8%
Days on Market Until Sale	6	18	+ 200.0%	20	25	+ 25.0%
Median Sales Price*	$599,900	$485,000	- 19.2%	$558,500	$553,500	- 0.9%
Average Sales Price*	$584,980	$485,000	- 17.1%	$570,282	$549,340	- 3.7%
Percent of Original List Price Received*	101.1%	103.2%	+ 2.1%	100.6%	101.0%	+ 0.4%
Percent of List Price Received*	100.6%	103.2%	+ 2.6%	100.7%	100.6%	- 0.1%
Inventory of Homes for Sale	16	12	- 25.0%	--	--	--
Months Supply of Inventory	3.3	2.3	- 30.3%	--	--	--

* 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.

Median Sales Price – Detached Single-Family
Rolling 12-Month Calculation

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Median Sales Price – Attached Single-Family
Rolling 12-Month Calculation

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