

Local Market Update for May 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92058 - Oceanside

North San Diego County

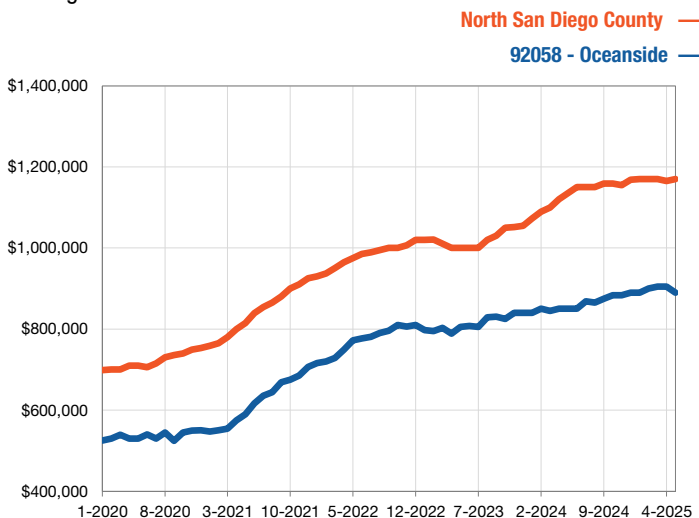
Detached Single-Family	May			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	10	8	- 20.0%	79	98	+ 24.1%
Pending Sales	10	6	- 40.0%	58	73	+ 25.9%
Closed Sales	6	6	0.0%	57	75	+ 31.6%
Days on Market Until Sale	7	19	+ 171.4%	17	25	+ 47.1%
Median Sales Price*	\$1,017,000	\$842,500	- 17.2%	\$850,000	\$890,000	+ 4.7%
Average Sales Price*	\$1,057,167	\$855,167	- 19.1%	\$865,918	\$893,395	+ 3.2%
Percent of Original List Price Received*	101.9%	98.5%	- 3.3%	100.9%	99.4%	- 1.5%
Percent of List Price Received*	101.9%	98.1%	- 3.7%	101.3%	99.9%	- 1.4%
Inventory of Homes for Sale	13	18	+ 38.5%	--	--	--
Months Supply of Inventory	2.7	3.0	+ 11.1%	--	--	--

* 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	May			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	6	6	0.0%	74	97	+ 31.1%
Pending Sales	7	10	+ 42.9%	62	68	+ 9.7%
Closed Sales	3	7	+ 133.3%	57	66	+ 15.8%
Days on Market Until Sale	7	25	+ 257.1%	18	26	+ 44.4%
Median Sales Price*	\$589,000	\$653,000	+ 10.9%	\$562,500	\$557,500	- 0.9%
Average Sales Price*	\$573,667	\$652,857	+ 13.8%	\$574,943	\$559,214	- 2.7%
Percent of Original List Price Received*	100.5%	99.2%	- 1.3%	100.7%	100.8%	+ 0.1%
Percent of List Price Received*	101.0%	100.0%	- 1.0%	100.8%	100.5%	- 0.3%
Inventory of Homes for Sale	13	8	- 38.5%	--	--	--
Months Supply of Inventory	2.5	1.4	- 44.0%	--	--	--

* 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.

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



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

