

Local Market Update for November 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

Key Metrics	November			Rolling 12 Months		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	5	8	+ 60.0%	92	107	+ 16.3%
Pending Sales	5	5	0.0%	67	69	+ 3.0%
Closed Sales	6	4	- 33.3%	63	71	+ 12.7%
Days on Market Until Sale	19	37	+ 94.7%	16	29	+ 81.3%
Median Sales Price*	\$821,000	\$866,900	+ 5.6%	\$883,000	\$865,000	- 2.0%
Average Sales Price*	\$864,750	\$860,450	- 0.5%	\$885,160	\$877,322	- 0.9%
Percent of Original List Price Received*	100.0%	96.2%	- 3.8%	100.8%	98.0%	- 2.8%
Percent of List Price Received*	100.7%	98.8%	- 1.9%	101.5%	99.2%	- 2.3%
Inventory of Homes for Sale	13	12	- 7.7%	--	--	--
Months Supply of Inventory	2.3	2.1	- 8.7%	--	--	--

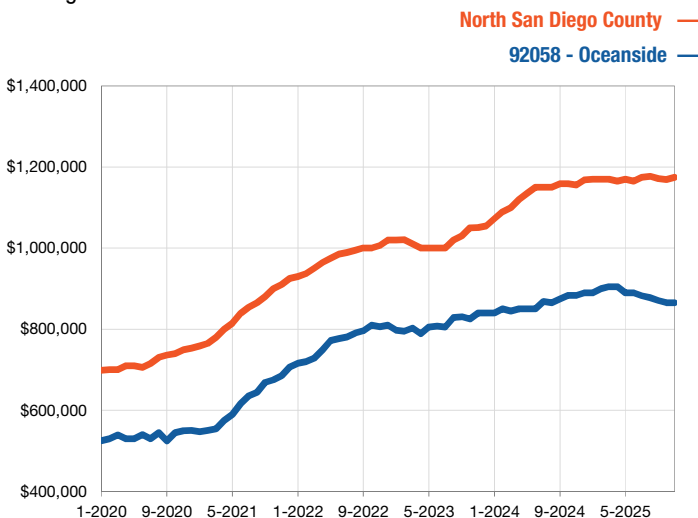
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached Single-Family

Key Metrics	November			Rolling 12 Months		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	3	2	- 33.3%	97	84	- 13.4%
Pending Sales	4	3	- 25.0%	63	56	- 11.1%
Closed Sales	7	2	- 71.4%	60	57	- 5.0%
Days on Market Until Sale	24	35	+ 45.8%	18	35	+ 94.4%
Median Sales Price*	\$545,000	\$441,300	- 19.0%	\$567,500	\$555,000	- 2.2%
Average Sales Price*	\$554,000	\$441,300	- 20.3%	\$566,228	\$559,928	- 1.1%
Percent of Original List Price Received*	98.7%	96.1%	- 2.6%	100.1%	100.5%	+ 0.4%
Percent of List Price Received*	99.5%	97.9%	- 1.6%	100.4%	100.5%	+ 0.1%
Inventory of Homes for Sale	15	8	- 46.7%	--	--	--
Months Supply of Inventory	2.9	1.7	- 41.4%	--	--	--

* 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

