

Local Market Update for July 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



92058 - Oceanside

North San Diego County

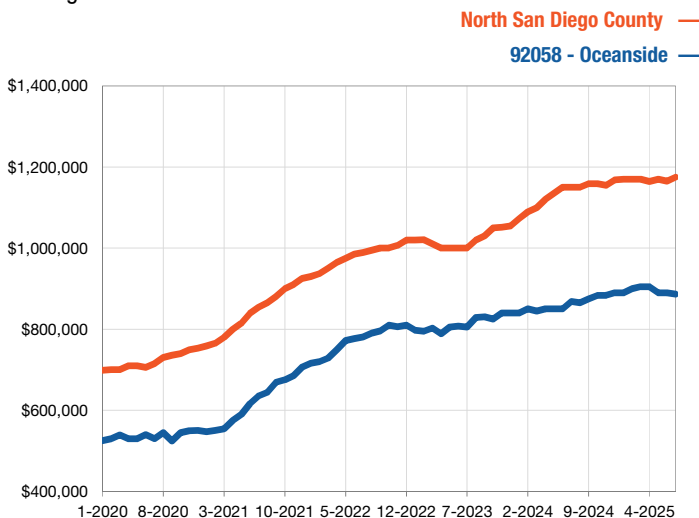
Detached Single-Family	July			Rolling 12 Months		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	7	14	+ 100.0%	79	106	+ 34.2%
Pending Sales	5	7	+ 40.0%	60	70	+ 16.7%
Closed Sales	14	3	- 78.6%	68	63	- 7.4%
Days on Market Until Sale	16	31	+ 93.8%	17	27	+ 58.8%
Median Sales Price*	\$902,500	\$850,000	- 5.8%	\$868,075	\$886,500	+ 2.1%
Average Sales Price*	\$872,286	\$873,333	+ 0.1%	\$875,110	\$890,976	+ 1.8%
Percent of Original List Price Received*	100.6%	100.0%	- 0.6%	100.6%	98.9%	- 1.7%
Percent of List Price Received*	101.2%	101.9%	+ 0.7%	101.1%	99.6%	- 1.5%
Inventory of Homes for Sale	11	20	+ 81.8%	--	--	--
Months Supply of Inventory	2.2	3.4	+ 54.5%	--	--	--

* 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		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	10	12	+ 20.0%	79	96	+ 21.5%
Pending Sales	10	3	- 70.0%	57	62	+ 8.8%
Closed Sales	6	5	- 16.7%	57	64	+ 12.3%
Days on Market Until Sale	11	23	+ 109.1%	14	30	+ 114.3%
Median Sales Price*	\$560,000	\$555,000	- 0.9%	\$560,000	\$555,000	- 0.9%
Average Sales Price*	\$557,500	\$569,200	+ 2.1%	\$569,626	\$559,941	- 1.7%
Percent of Original List Price Received*	103.7%	99.7%	- 3.9%	101.2%	99.8%	- 1.4%
Percent of List Price Received*	101.2%	100.0%	- 1.2%	101.1%	100.3%	- 0.8%
Inventory of Homes for Sale	19	19	0.0%	--	--	--
Months Supply of Inventory	4.0	3.7	- 7.5%	--	--	--

* 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

