

Local Market Update for December 2025

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



92058 - Oceanside

North San Diego County

Detached Single-Family

Key Metrics	December			Rolling 12 Months		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	6	3	- 50.0%	95	104	+ 9.5%
Pending Sales	7	3	- 57.1%	73	66	- 9.6%
Closed Sales	6	3	- 50.0%	67	68	+ 1.5%
Days on Market Until Sale	37	24	- 35.1%	19	28	+ 47.4%
Median Sales Price*	\$1,007,500	\$995,000	- 1.2%	\$890,000	\$860,000	- 3.4%
Average Sales Price*	\$1,022,750	\$981,667	- 4.0%	\$901,360	\$869,093	- 3.6%
Percent of Original List Price Received*	100.6%	92.4%	- 8.2%	100.7%	97.6%	- 3.1%
Percent of List Price Received*	101.3%	96.9%	- 4.3%	101.4%	98.9%	- 2.5%
Inventory of Homes for Sale	11	10	- 9.1%	--	--	--
Months Supply of Inventory	1.8	1.8	0.0%	--	--	--

* 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

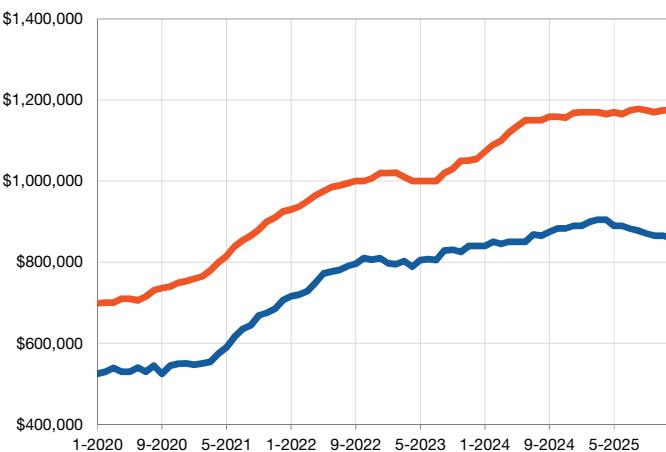
Key Metrics	December			Rolling 12 Months		
	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	3	0	- 100.0%	99	81	- 18.2%
Pending Sales	4	3	- 25.0%	64	55	- 14.1%
Closed Sales	5	3	- 40.0%	63	56	- 11.1%
Days on Market Until Sale	40	55	+ 37.5%	19	36	+ 89.5%
Median Sales Price*	\$590,000	\$510,000	- 13.6%	\$570,000	\$550,000	- 3.5%
Average Sales Price*	\$584,200	\$502,167	- 14.0%	\$559,519	\$553,507	- 1.1%
Percent of Original List Price Received*	100.0%	98.7%	- 1.3%	100.5%	100.4%	- 0.1%
Percent of List Price Received*	101.5%	101.2%	- 0.3%	100.5%	100.4%	- 0.1%
Inventory of Homes for Sale	11	4	- 63.6%	--	--	--
Months Supply of Inventory	2.1	0.9	- 57.1%	--	--	--

* 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.

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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