

Local Market Update for February 2025

A Research Tool Provided by the Greater San Diego Association of REALTORS®

92054

Oceanside South

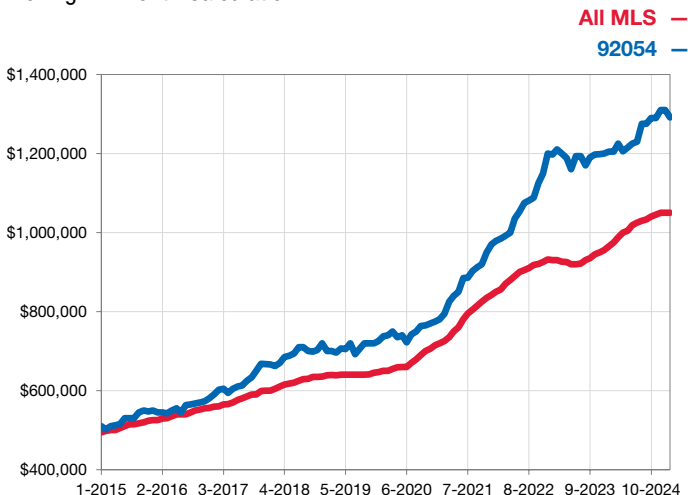
Single Family	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
Key Metrics						
New Listings	23	20	- 13.0%	48	43	- 10.4%
Pending Sales	15	14	- 6.7%	31	30	- 3.2%
Closed Sales	8	16	+ 100.0%	24	29	+ 20.8%
Median Sales Price*	\$1,422,500	\$1,153,500	- 18.9%	\$1,230,000	\$1,137,000	- 7.6%
Percent of Original List Price Received*	101.3%	95.6%	- 5.6%	99.1%	97.6%	- 1.5%
Days on Market Until Sale	33	48	+ 45.5%	48	48	0.0%
Inventory of Homes for Sale	30	36	+ 20.0%	--	--	--
Months Supply of Inventory	2.1	2.1	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.

Townhouse-Condo	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
Key Metrics						
New Listings	32	17	- 46.9%	55	45	- 18.2%
Pending Sales	13	13	0.0%	26	22	- 15.4%
Closed Sales	15	12	- 20.0%	26	18	- 30.8%
Median Sales Price*	\$1,500,000	\$900,000	- 40.0%	\$1,232,000	\$900,000	- 26.9%
Percent of Original List Price Received*	94.5%	94.8%	+ 0.3%	95.7%	95.0%	- 0.7%
Days on Market Until Sale	43	70	+ 62.8%	38	69	+ 81.6%
Inventory of Homes for Sale	56	46	- 17.9%	--	--	--
Months Supply of Inventory	4.6	3.3	- 28.3%	--	--	--

* 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 – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

