

Local Market Update for May 2025

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

92054

Oceanside South

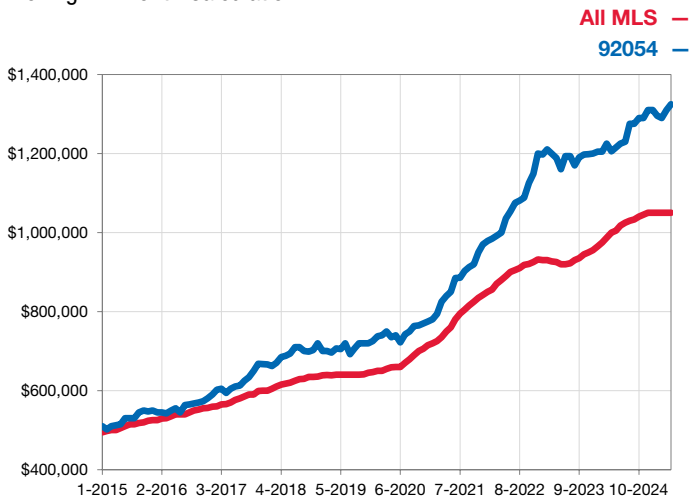
Detached	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	25	19	- 24.0%	132	114	- 13.6%
Pending Sales	25	12	- 52.0%	92	76	- 17.4%
Closed Sales	24	18	- 25.0%	87	74	- 14.9%
Median Sales Price*	\$1,191,125	\$1,337,500	+ 12.3%	\$1,206,000	\$1,262,500	+ 4.7%
Percent of Original List Price Received*	99.1%	98.0%	- 1.1%	99.2%	98.3%	- 0.9%
Days on Market Until Sale	31	44	+ 41.9%	33	50	+ 51.5%
Inventory of Homes for Sale	34	46	+ 35.3%	--	--	--
Months Supply of Inventory	2.2	3.0	+ 36.4%	--	--	--

* 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.

Attached	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	18	30	+ 66.7%	124	118	- 4.8%
Pending Sales	14	15	+ 7.1%	78	66	- 15.4%
Closed Sales	17	11	- 35.3%	75	58	- 22.7%
Median Sales Price*	\$840,000	\$862,500	+ 2.7%	\$995,000	\$844,450	- 15.1%
Percent of Original List Price Received*	96.6%	95.5%	- 1.1%	96.3%	96.0%	- 0.3%
Days on Market Until Sale	58	57	- 1.7%	48	53	+ 10.4%
Inventory of Homes for Sale	55	50	- 9.1%	--	--	--
Months Supply of Inventory	4.1	3.8	- 7.3%	--	--	--

* 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

