

Local Market Update for March 2025

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

92054

Oceanside South

Single Family	March			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	31	21	- 32.3%	79	66	- 16.5%
Pending Sales	20	16	- 20.0%	51	47	- 7.8%
Closed Sales	14	17	+ 21.4%	38	47	+ 23.7%
Median Sales Price*	\$1,440,000	\$1,355,000	- 5.9%	\$1,350,500	\$1,200,000	- 11.1%
Percent of Original List Price Received*	100.5%	98.5%	- 2.0%	99.6%	97.9%	- 1.7%
Days on Market Until Sale	14	69	+ 392.9%	36	55	+ 52.8%
Inventory of Homes for Sale	38	37	- 2.6%	--	--	--
Months Supply of Inventory	2.6	2.2	- 15.4%	--	--	--

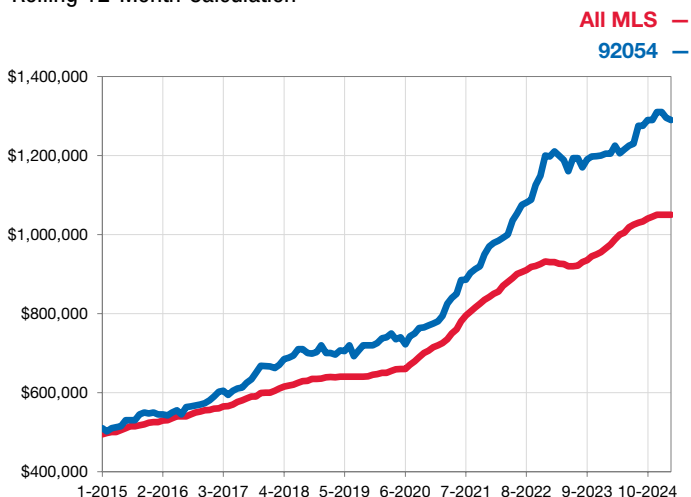
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo	March			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	20	19	- 5.0%	75	68	- 9.3%
Pending Sales	19	16	- 15.8%	45	39	- 13.3%
Closed Sales	15	12	- 20.0%	41	30	- 26.8%
Median Sales Price*	\$849,900	\$740,000	- 12.9%	\$1,000,100	\$844,950	- 15.5%
Percent of Original List Price Received*	95.4%	98.5%	+ 3.2%	95.6%	96.4%	+ 0.8%
Days on Market Until Sale	53	29	- 45.3%	44	53	+ 20.5%
Inventory of Homes for Sale	52	46	- 11.5%	--	--	--
Months Supply of Inventory	4.2	3.3	- 21.4%	--	--	--

* 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 – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

