

# Local Market Update for February 2025

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

## 92056

Oceanside East

### Single Family

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	29	32	+ 10.3%	63	57	- 9.5%
Pending Sales	28	25	- 10.7%	40	50	+ 25.0%
Closed Sales	12	25	+ 108.3%	32	37	+ 15.6%
Median Sales Price*	\$939,500	\$965,000	+ 2.7%	\$897,750	\$960,000	+ 6.9%
Percent of Original List Price Received*	103.3%	96.8%	- 6.3%	100.4%	97.7%	- 2.7%
Days on Market Until Sale	17	63	+ 270.6%	35	53	+ 51.4%
Inventory of Homes for Sale	35	45	+ 28.6%	--	--	--
Months Supply of Inventory	1.5	1.6	+ 6.7%	--	--	--

\* 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.

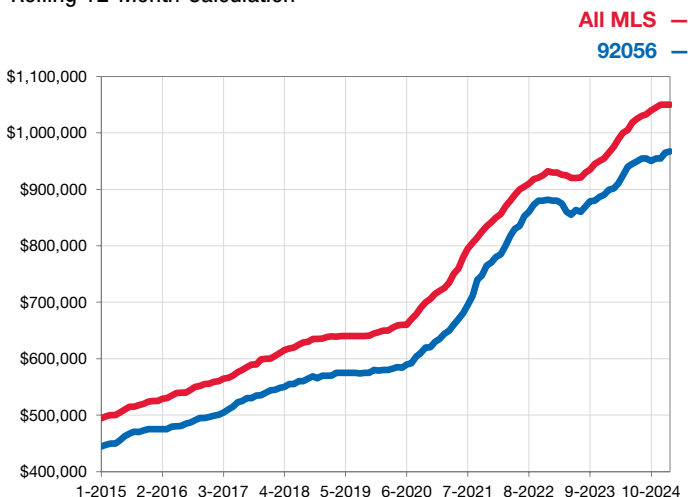
### Townhouse-Condo

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	27	28	+ 3.7%	50	63	+ 26.0%
Pending Sales	17	25	+ 47.1%	40	50	+ 25.0%
Closed Sales	23	22	- 4.3%	41	48	+ 17.1%
Median Sales Price*	\$698,675	\$745,000	+ 6.6%	\$678,500	\$750,000	+ 10.5%
Percent of Original List Price Received*	97.6%	97.7%	+ 0.1%	97.2%	97.6%	+ 0.4%
Days on Market Until Sale	42	49	+ 16.7%	40	59	+ 47.5%
Inventory of Homes for Sale	28	47	+ 67.9%	--	--	--
Months Supply of Inventory	1.2	2.1	+ 75.0%	--	--	--

\* 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.

### Median Sales Price – Single Family

Rolling 12-Month Calculation



### Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

