

Local Market Update for March 2025

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

92056

Oceanside East

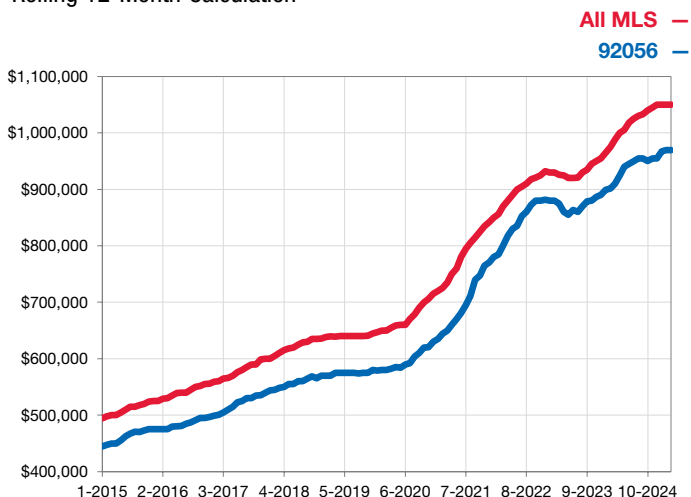
Single Family	March			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	38	44	+ 15.8%	101	105	+ 4.0%
Pending Sales	38	34	- 10.5%	78	87	+ 11.5%
Closed Sales	35	32	- 8.6%	67	69	+ 3.0%
Median Sales Price*	\$955,000	\$972,500	+ 1.8%	\$900,000	\$965,000	+ 7.2%
Percent of Original List Price Received*	102.3%	100.7%	- 1.6%	101.4%	99.1%	- 2.3%
Days on Market Until Sale	36	24	- 33.3%	36	39	+ 8.3%
Inventory of Homes for Sale	32	51	+ 59.4%	--	--	--
Months Supply of Inventory	1.2	1.8	+ 50.0%	--	--	--

* 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	March			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
New Listings	26	34	+ 30.8%	76	101	+ 32.9%
Pending Sales	26	24	- 7.7%	66	77	+ 16.7%
Closed Sales	17	23	+ 35.3%	58	71	+ 22.4%
Median Sales Price*	\$845,000	\$695,000	- 17.8%	\$711,838	\$732,000	+ 2.8%
Percent of Original List Price Received*	97.9%	97.7%	- 0.2%	97.4%	97.7%	+ 0.3%
Days on Market Until Sale	51	45	- 11.8%	44	55	+ 25.0%
Inventory of Homes for Sale	27	46	+ 70.4%	--	--	--
Months Supply of Inventory	1.1	2.1	+ 90.9%	--	--	--

* 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

