

Local Market Update for March 2025

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

92057

Oceanside North

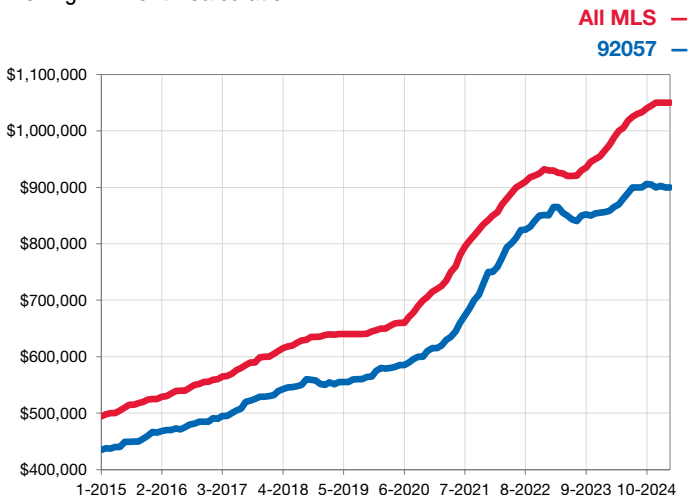
Single Family	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
Key Metrics						
New Listings	36	38	+ 5.6%	85	111	+ 30.6%
Pending Sales	29	35	+ 20.7%	81	81	0.0%
Closed Sales	17	25	+ 47.1%	64	58	- 9.4%
Median Sales Price*	\$925,000	\$850,000	- 8.1%	\$920,500	\$877,500	- 4.7%
Percent of Original List Price Received*	103.9%	100.3%	- 3.5%	100.0%	99.2%	- 0.8%
Days on Market Until Sale	47	32	- 31.9%	42	46	+ 9.5%
Inventory of Homes for Sale	31	44	+ 41.9%	--	--	--
Months Supply of Inventory	1.2	1.6	+ 33.3%	--	--	--

* 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.

Townhouse-Condo	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
Key Metrics						
New Listings	32	43	+ 34.4%	86	121	+ 40.7%
Pending Sales	25	23	- 8.0%	72	70	- 2.8%
Closed Sales	29	26	- 10.3%	69	57	- 17.4%
Median Sales Price*	\$565,000	\$562,500	- 0.4%	\$548,000	\$550,000	+ 0.4%
Percent of Original List Price Received*	99.8%	97.9%	- 1.9%	98.5%	97.1%	- 1.4%
Days on Market Until Sale	23	41	+ 78.3%	32	45	+ 40.6%
Inventory of Homes for Sale	32	66	+ 106.3%	--	--	--
Months Supply of Inventory	1.6	3.2	+ 100.0%	--	--	--

* 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

