

# Local Market Update for February 2025

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

## 92058

Oceanside (Central)

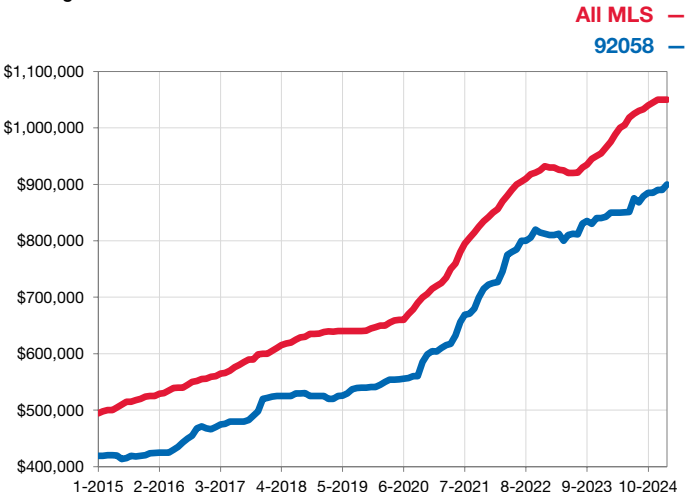
Single Family	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
<b>Key Metrics</b>						
New Listings	6	5	- 16.7%	14	14	0.0%
Pending Sales	5	4	- 20.0%	9	9	0.0%
Closed Sales	4	5	+ 25.0%	6	12	+ 100.0%
Median Sales Price*	\$877,500	\$1,001,000	+ 14.1%	\$858,000	\$959,485	+ 11.8%
Percent of Original List Price Received*	100.2%	100.2%	0.0%	102.3%	99.5%	- 2.7%
Days on Market Until Sale	19	29	+ 52.6%	24	39	+ 62.5%
Inventory of Homes for Sale	6	11	+ 83.3%	--	--	--
Months Supply of Inventory	1.2	1.9	+ 58.3%	--	--	--

\* 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	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
<b>Key Metrics</b>						
New Listings	4	5	+ 25.0%	11	9	- 18.2%
Pending Sales	4	2	- 50.0%	7	7	0.0%
Closed Sales	3	6	+ 100.0%	6	9	+ 50.0%
Median Sales Price*	\$545,000	\$549,250	+ 0.8%	\$555,000	\$525,000	- 5.4%
Percent of Original List Price Received*	100.1%	102.6%	+ 2.5%	100.5%	101.3%	+ 0.8%
Days on Market Until Sale	13	38	+ 192.3%	21	47	+ 123.8%
Inventory of Homes for Sale	3	6	+ 100.0%	--	--	--
Months Supply of Inventory	0.7	1.1	+ 57.1%	--	--	--

\* 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

