

Local Market Update for June 2025

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

92054

Oceanside South

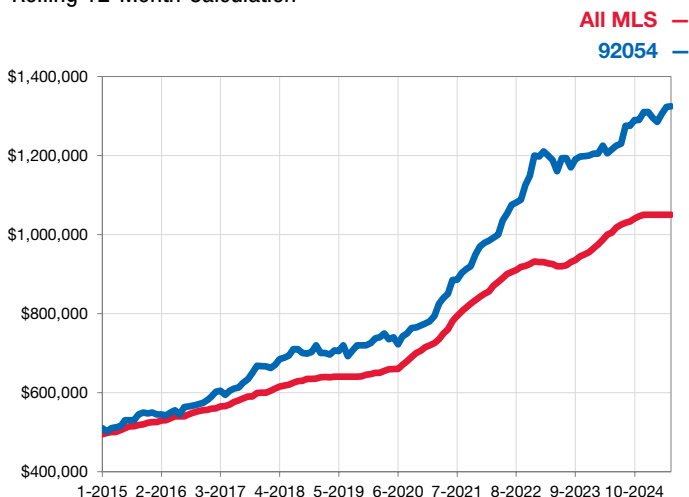
Detached	June			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	27	23	- 14.8%	159	142	- 10.7%
Pending Sales	11	15	+ 36.4%	103	90	- 12.6%
Closed Sales	15	9	- 40.0%	102	84	- 17.6%
Median Sales Price*	\$1,230,000	\$1,225,000	- 0.4%	\$1,218,000	\$1,252,500	+ 2.8%
Percent of Original List Price Received*	103.5%	95.7%	- 7.5%	99.8%	97.9%	- 1.9%
Days on Market Until Sale	35	32	- 8.6%	33	48	+ 45.5%
Inventory of Homes for Sale	43	55	+ 27.9%	--	--	--
Months Supply of Inventory	2.8	3.5	+ 25.0%	--	--	--

* 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.

Attached	June			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	28	17	- 39.3%	152	137	- 9.9%
Pending Sales	15	8	- 46.7%	93	76	- 18.3%
Closed Sales	19	15	- 21.1%	94	73	- 22.3%
Median Sales Price*	\$1,100,000	\$900,000	- 18.2%	\$995,000	\$850,000	- 14.6%
Percent of Original List Price Received*	95.4%	96.9%	+ 1.6%	96.1%	96.2%	+ 0.1%
Days on Market Until Sale	64	56	- 12.5%	51	53	+ 3.9%
Inventory of Homes for Sale	53	52	- 1.9%	--	--	--
Months Supply of Inventory	3.8	4.1	+ 7.9%	--	--	--

* 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

