

Local Market Update for May 2025

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

92056

Oceanside East

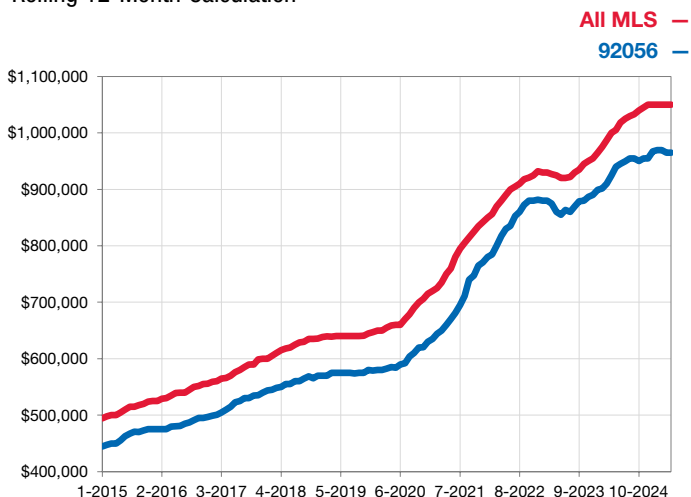
Detached	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	42	37	- 11.9%	191	189	- 1.0%
Pending Sales	31	32	+ 3.2%	145	145	0.0%
Closed Sales	37	20	- 45.9%	135	124	- 8.1%
Median Sales Price*	\$1,005,000	\$1,005,000	0.0%	\$950,000	\$965,000	+ 1.6%
Percent of Original List Price Received*	101.0%	99.0%	- 2.0%	101.5%	99.5%	- 2.0%
Days on Market Until Sale	20	23	+ 15.0%	29	37	+ 27.6%
Inventory of Homes for Sale	47	56	+ 19.1%	--	--	--
Months Supply of Inventory	1.7	2.0	+ 17.6%	--	--	--

* 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	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	27	35	+ 29.6%	128	184	+ 43.8%
Pending Sales	21	33	+ 57.1%	107	138	+ 29.0%
Closed Sales	25	24	- 4.0%	110	129	+ 17.3%
Median Sales Price*	\$775,000	\$725,000	- 6.5%	\$725,000	\$740,000	+ 2.1%
Percent of Original List Price Received*	102.6%	100.2%	- 2.3%	99.7%	98.5%	- 1.2%
Days on Market Until Sale	22	51	+ 131.8%	35	47	+ 34.3%
Inventory of Homes for Sale	31	58	+ 87.1%	--	--	--
Months Supply of Inventory	1.4	2.4	+ 71.4%	--	--	--

* 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

