

Local Market Update for July 2025

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

92056

Oceanside East

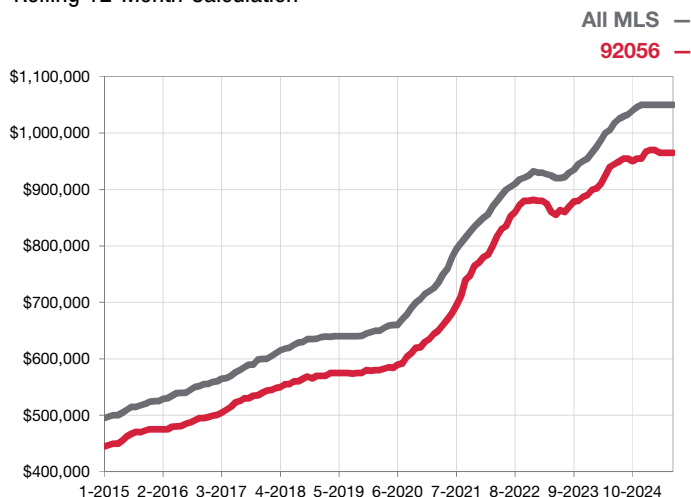
Detached	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	46	26	- 43.5%	285	257	- 9.8%
Pending Sales	41	25	- 39.0%	214	191	- 10.7%
Closed Sales	41	26	- 36.6%	205	185	- 9.8%
Median Sales Price*	\$945,000	\$935,000	- 1.1%	\$950,000	\$959,000	+ 0.9%
Percent of Original List Price Received*	99.2%	96.3%	- 2.9%	100.8%	98.9%	- 1.9%
Days on Market Until Sale	28	37	+ 32.1%	29	36	+ 24.1%
Inventory of Homes for Sale	58	54	- 6.9%	--	--	--
Months Supply of Inventory	2.1	2.1	0.0%	--	--	--

* 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	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	43	29	- 32.6%	204	252	+ 23.5%
Pending Sales	37	26	- 29.7%	157	186	+ 18.5%
Closed Sales	21	25	+ 19.0%	143	184	+ 28.7%
Median Sales Price*	\$745,000	\$776,000	+ 4.2%	\$720,000	\$740,000	+ 2.8%
Percent of Original List Price Received*	99.6%	97.8%	- 1.8%	99.8%	98.4%	- 1.4%
Days on Market Until Sale	35	56	+ 60.0%	33	46	+ 39.4%
Inventory of Homes for Sale	48	62	+ 29.2%	--	--	--
Months Supply of Inventory	2.2	2.6	+ 18.2%	--	--	--

* 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

