

# Local Market Update for September 2025

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

92056

Oceanside East

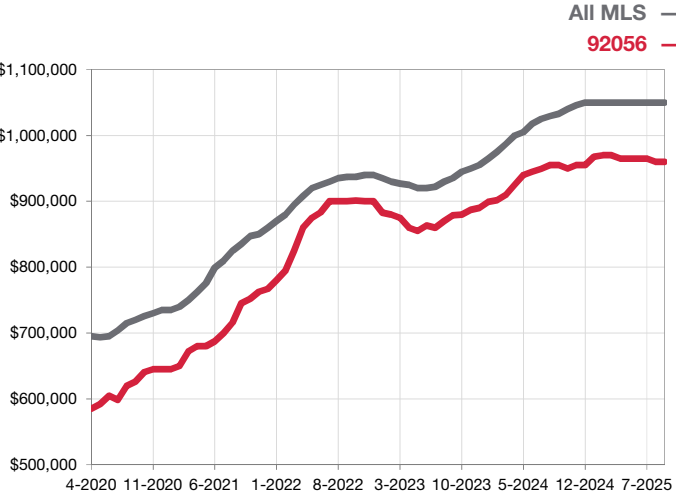
Detached	September			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	51	51	0.0%	298	342	+ 14.8%
Pending Sales	23	32	+ 39.1%	263	243	- 7.6%
Closed Sales	23	20	- 13.0%	259	225	- 13.1%
Median Sales Price*	\$1,035,000	\$984,500	- 4.9%	\$955,000	\$959,950	+ 0.5%
Percent of Original List Price Received*	97.2%	96.2%	- 1.0%	100.3%	98.7%	- 1.6%
Days on Market Until Sale	35	36	+ 2.9%	29	36	+ 24.1%
Inventory of Homes for Sale	44	62	+ 40.9%	--	--	--
Months Supply of Inventory	1.6	2.4	+ 50.0%	--	--	--

\* 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	September			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	27	26	- 3.7%	231	308	+ 33.3%
Pending Sales	17	17	0.0%	191	228	+ 19.4%
Closed Sales	20	21	+ 5.0%	192	231	+ 20.3%
Median Sales Price*	\$705,000	\$722,500	+ 2.5%	\$725,000	\$742,500	+ 2.4%
Percent of Original List Price Received*	97.8%	98.4%	+ 0.6%	99.6%	98.0%	- 1.6%
Days on Market Until Sale	45	37	- 17.8%	33	45	+ 36.4%
Inventory of Homes for Sale	55	56	+ 1.8%	--	--	--
Months Supply of Inventory	2.7	2.3	- 14.8%	--	--	--

\* 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

