

# Local Market Update for July 2025

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

92057

Oceanside North

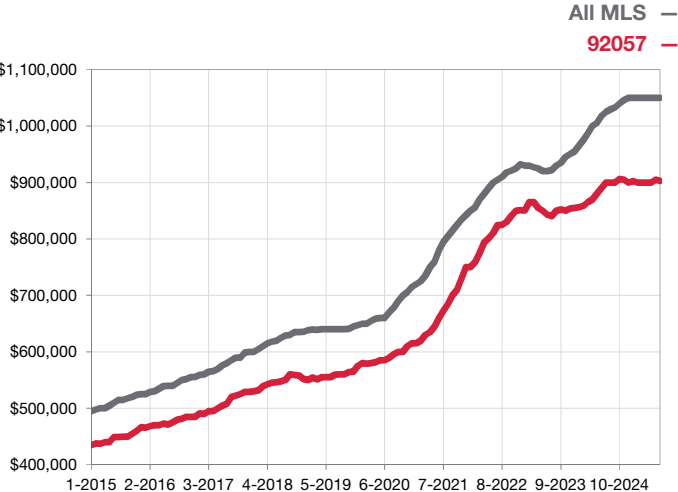
Detached	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	48	52	+ 8.3%	255	320	+ 25.5%
Pending Sales	26	29	+ 11.5%	201	208	+ 3.5%
Closed Sales	31	34	+ 9.7%	190	188	- 1.1%
Median Sales Price*	\$910,000	\$907,000	- 0.3%	\$900,000	\$900,000	0.0%
Percent of Original List Price Received*	100.5%	97.0%	- 3.5%	100.6%	98.5%	- 2.1%
Days on Market Until Sale	29	33	+ 13.8%	32	38	+ 18.8%
Inventory of Homes for Sale	60	81	+ 35.0%	--	--	--
Months Supply of Inventory	2.3	2.8	+ 21.7%	--	--	--

\* 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	30	31	+ 3.3%	208	273	+ 31.3%
Pending Sales	21	17	- 19.0%	152	159	+ 4.6%
Closed Sales	24	23	- 4.2%	150	151	+ 0.7%
Median Sales Price*	\$535,500	\$550,000	+ 2.7%	\$530,000	\$550,000	+ 3.8%
Percent of Original List Price Received*	99.0%	95.9%	- 3.1%	98.9%	97.3%	- 1.6%
Days on Market Until Sale	29	36	+ 24.1%	33	40	+ 21.2%
Inventory of Homes for Sale	54	77	+ 42.6%	--	--	--
Months Supply of Inventory	2.6	3.6	+ 38.5%	--	--	--

\* 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

