

Local Market Update for May 2025

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

92057

Oceanside North

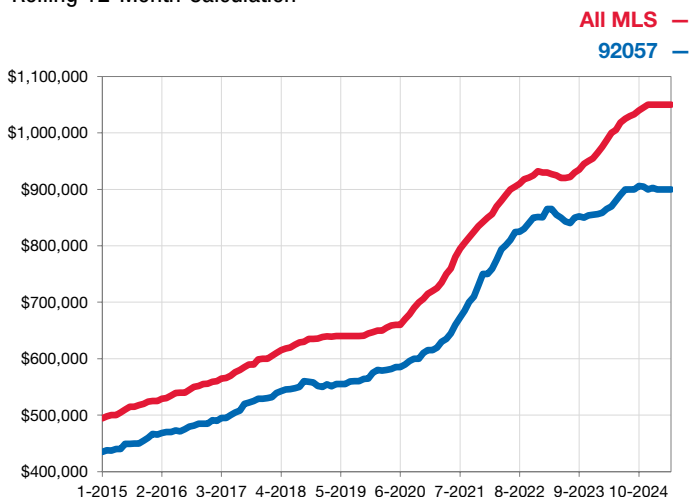
Detached	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	43	44	+ 2.3%	171	212	+ 24.0%
Pending Sales	30	31	+ 3.3%	144	137	- 4.9%
Closed Sales	33	31	- 6.1%	131	126	- 3.8%
Median Sales Price*	\$922,068	\$900,000	- 2.4%	\$910,000	\$882,500	- 3.0%
Percent of Original List Price Received*	100.5%	99.9%	- 0.6%	100.4%	99.2%	- 1.2%
Days on Market Until Sale	33	31	- 6.1%	36	40	+ 11.1%
Inventory of Homes for Sale	46	64	+ 39.1%	--	--	--
Months Supply of Inventory	1.7	2.3	+ 35.3%	--	--	--

* 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	34	30	- 11.8%	147	198	+ 34.7%
Pending Sales	16	24	+ 50.0%	106	121	+ 14.2%
Closed Sales	14	20	+ 42.9%	110	104	- 5.5%
Median Sales Price*	\$495,250	\$589,500	+ 19.0%	\$532,500	\$555,000	+ 4.2%
Percent of Original List Price Received*	99.9%	97.1%	- 2.8%	98.9%	97.6%	- 1.3%
Days on Market Until Sale	32	34	+ 6.3%	32	41	+ 28.1%
Inventory of Homes for Sale	48	66	+ 37.5%	--	--	--
Months Supply of Inventory	2.5	3.0	+ 20.0%	--	--	--

* 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.

Median Sales Price – Single Family Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo Rolling 12-Month Calculation

