

Local Market Update for May 2025

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

92058

Oceanside (Central)

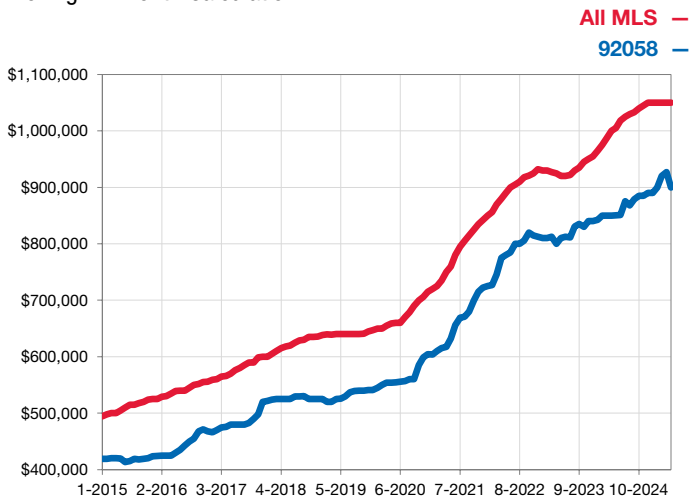
Detached	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	10	8	- 20.0%	42	42	0.0%
Pending Sales	9	5	- 44.4%	28	26	- 7.1%
Closed Sales	6	6	0.0%	22	28	+ 27.3%
Median Sales Price*	\$1,017,000	\$842,500	- 17.2%	\$895,000	\$973,485	+ 8.8%
Percent of Original List Price Received*	101.9%	98.5%	- 3.3%	101.9%	98.6%	- 3.2%
Days on Market Until Sale	10	37	+ 270.0%	17	33	+ 94.1%
Inventory of Homes for Sale	11	16	+ 45.5%	--	--	--
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	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	6	6	0.0%	37	33	- 10.8%
Pending Sales	8	10	+ 25.0%	24	27	+ 12.5%
Closed Sales	3	7	+ 133.3%	17	20	+ 17.6%
Median Sales Price*	\$589,000	\$653,000	+ 10.9%	\$581,000	\$564,250	- 2.9%
Percent of Original List Price Received*	100.5%	99.2%	- 1.3%	101.0%	102.2%	+ 1.2%
Days on Market Until Sale	18	41	+ 127.8%	16	50	+ 212.5%
Inventory of Homes for Sale	10	9	- 10.0%	--	--	--
Months Supply of Inventory	1.9	1.6	- 15.8%	--	--	--

* 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

