

Local Market Update for December 2025

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

92058

Oceanside (Central)

Detached		December			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings		5	3	- 40.0%	86	95	+ 10.5%
Pending Sales		7	4	- 42.9%	70	59	- 15.7%
Closed Sales		5	3	- 40.0%	64	60	- 6.3%
Median Sales Price*		\$950,000	\$995,000	+ 4.7%	\$890,000	\$873,000	- 1.9%
Percent of Original List Price Received*		101.5%	92.4%	- 9.0%	100.9%	97.8%	- 3.1%
Days on Market Until Sale		39	24	- 38.5%	29	35	+ 20.7%
Inventory of Homes for Sale		7	7	0.0%	--	--	--
Months Supply of Inventory		1.2	1.4	+ 16.7%	--	--	--

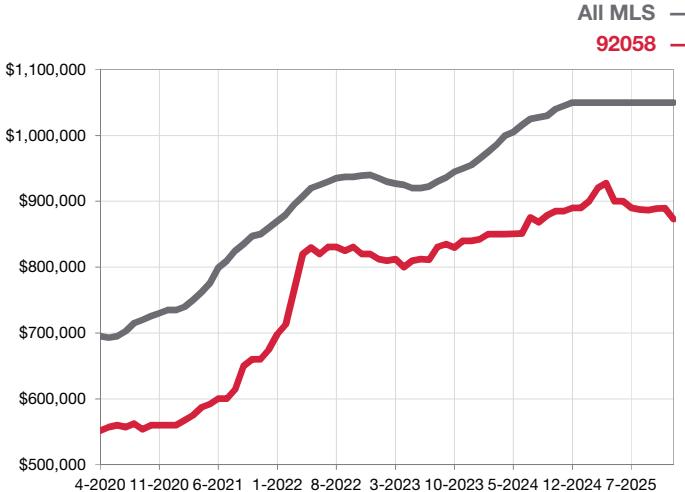
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		December			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings		3	1	- 66.7%	94	82	- 12.8%
Pending Sales		5	3	- 40.0%	67	54	- 19.4%
Closed Sales		6	3	- 50.0%	65	56	- 13.8%
Median Sales Price*		\$592,500	\$510,000	- 13.9%	\$580,000	\$550,000	- 5.2%
Percent of Original List Price Received*		99.4%	98.7%	- 0.7%	100.4%	100.5%	+ 0.1%
Days on Market Until Sale		48	82	+ 70.8%	29	46	+ 58.6%
Inventory of Homes for Sale		7	6	- 14.3%	--	--	--
Months Supply of Inventory		1.3	1.3	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.

Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

