

Local Market Update for July 2025

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

92058

Oceanside (Central)

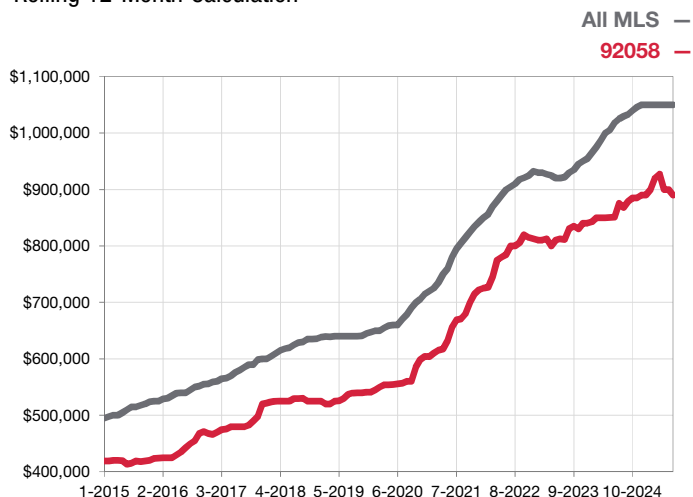
Detached	July			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 7-2024	Thru 7-2025	Percent Change
New Listings	6	13	+ 116.7%	57	66	+ 15.8%
Pending Sales	5	7	+ 40.0%	43	38	- 11.6%
Closed Sales	13	3	- 76.9%	41	35	- 14.6%
Median Sales Price*	\$905,000	\$850,000	- 6.1%	\$900,000	\$935,000	+ 3.9%
Percent of Original List Price Received*	101.3%	100.0%	- 1.3%	101.5%	98.7%	- 2.8%
Days on Market Until Sale	26	44	+ 69.2%	21	34	+ 61.9%
Inventory of Homes for Sale	8	20	+ 150.0%	--	--	--
Months Supply of Inventory	1.7	3.7	+ 117.6%	--	--	--

* 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	11	12	+ 9.1%	61	56	- 8.2%
Pending Sales	10	3	- 70.0%	36	33	- 8.3%
Closed Sales	6	5	- 16.7%	32	32	0.0%
Median Sales Price*	\$560,000	\$555,000	- 0.9%	\$580,500	\$555,000	- 4.4%
Percent of Original List Price Received*	103.7%	99.7%	- 3.9%	102.2%	100.8%	- 1.4%
Days on Market Until Sale	12	28	+ 133.3%	20	43	+ 115.0%
Inventory of Homes for Sale	16	19	+ 18.8%	--	--	--
Months Supply of Inventory	3.4	3.6	+ 5.9%	--	--	--

* 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

