

# 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		1	1	0.0%	86	88	+ 2.3%
Pending Sales		7	3	- 57.1%	70	58	- 17.1%
Closed Sales		5	3	- 40.0%	64	60	- 6.3%
Median Sales Price*		\$950,000	<b>\$995,000</b>	+ 4.7%	\$890,000	<b>\$873,000</b>	- 1.9%
Percent of Original List Price Received*		101.5%	<b>92.4%</b>	- 9.0%	100.9%	<b>97.8%</b>	- 3.1%
Days on Market Until Sale		39	<b>24</b>	- 38.5%	29	<b>35</b>	+ 20.7%
Inventory of Homes for Sale		7	<b>5</b>	- 28.6%	--	--	--
Months Supply of Inventory		1.2	<b>1.0</b>	- 16.7%	--	--	--

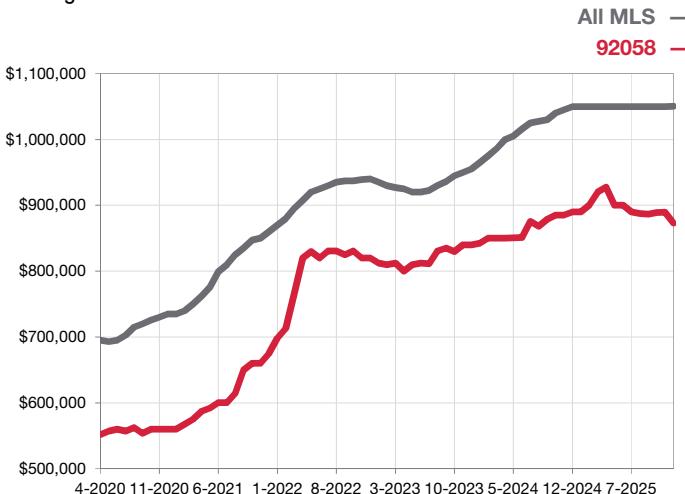
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		December			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings		3	<b>0</b>	- 100.0%	94	<b>75</b>	- 20.2%
Pending Sales		5	<b>3</b>	- 40.0%	67	<b>54</b>	- 19.4%
Closed Sales		6	<b>3</b>	- 50.0%	65	<b>56</b>	- 13.8%
Median Sales Price*		\$592,500	<b>\$510,000</b>	- 13.9%	\$580,000	<b>\$550,000</b>	- 5.2%
Percent of Original List Price Received*		99.4%	<b>98.7%</b>	- 0.7%	100.4%	<b>100.5%</b>	+ 0.1%
Days on Market Until Sale		48	<b>82</b>	+ 70.8%	29	<b>46</b>	+ 58.6%
Inventory of Homes for Sale		7	<b>2</b>	- 71.4%	--	--	--
Months Supply of Inventory		1.3	<b>0.4</b>	- 69.2%	--	--	--

\* 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

