

Local Market Update for December 2025

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

92058

Oceanside (Central)

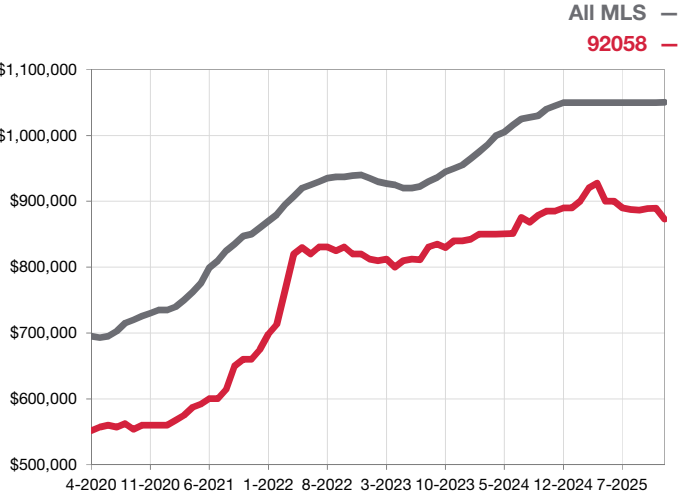
Detached	December			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings	1	1	0.0%	86	88	+ 2.3%
Pending Sales	7	3	- 57.1%	70	58	- 17.1%
Closed Sales	5	3	- 40.0%	64	60	- 6.3%
Median Sales Price*	\$950,000	\$995,000	+ 4.7%	\$890,000	\$873,000	- 1.9%
Percent 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	5	- 28.6%	--	--	--
Months Supply of Inventory	1.2	1.0	- 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	0	- 100.0%	94	75	- 20.2%
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	2	- 71.4%	--	--	--
Months Supply of Inventory	1.3	0.4	- 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

