

Local Market Update for November 2025

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

92058

Oceanside (Central)

Detached		November			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings		8	8	0.0%	81	92	+ 13.6%
Pending Sales		5	5	0.0%	63	54	- 14.3%
Closed Sales		6	3	- 50.0%	59	57	- 3.4%
Median Sales Price*		\$821,000	\$973,800	+ 18.6%	\$886,500	\$866,000	- 2.3%
Percent of Original List Price Received*		100.0%	97.1%	- 2.9%	100.9%	98.1%	- 2.8%
Days on Market Until Sale		49	58	+ 18.4%	28	36	+ 28.6%
Inventory of Homes for Sale		9	11	+ 22.2%	--	--	--
Months Supply of Inventory		1.7	2.2	+ 29.4%	--	--	--

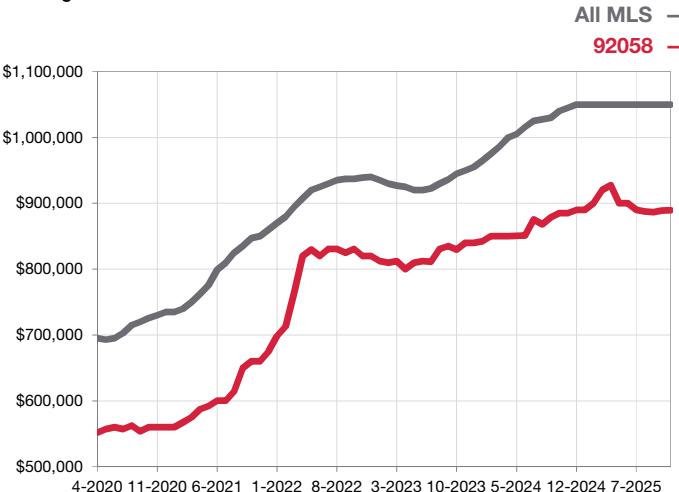
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		November			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings		3	2	- 33.3%	91	80	- 12.1%
Pending Sales		4	3	- 25.0%	62	51	- 17.7%
Closed Sales		7	2	- 71.4%	59	52	- 11.9%
Median Sales Price*		\$545,000	\$441,300	- 19.0%	\$570,000	\$550,000	- 3.5%
Percent of Original List Price Received*		98.7%	96.1%	- 2.6%	100.5%	100.8%	+ 0.3%
Days on Market Until Sale		35	35	0.0%	27	44	+ 63.0%
Inventory of Homes for Sale		13	8	- 38.5%	--	--	--
Months Supply of Inventory		2.4	1.7	- 29.2%	--	--	--

* 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

