

Local Market Update for December 2025

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

92054

Oceanside South

Detached		December			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings		7	7	0.0%	271	240	- 11.4%
Pending Sales		9	6	- 33.3%	200	175	- 12.5%
Closed Sales		18	11	- 38.9%	201	177	- 11.9%
Median Sales Price*		\$1,382,450	\$1,175,000	- 15.0%	\$1,310,000	\$1,300,000	- 0.8%
Percent of Original List Price Received*		97.2%	102.3%	+ 5.2%	98.2%	97.6%	- 0.6%
Days on Market Until Sale		41	40	- 2.4%	39	52	+ 33.3%
Inventory of Homes for Sale		32	18	- 43.8%	--	--	--
Months Supply of Inventory		1.9	1.2	- 36.8%	--	--	--

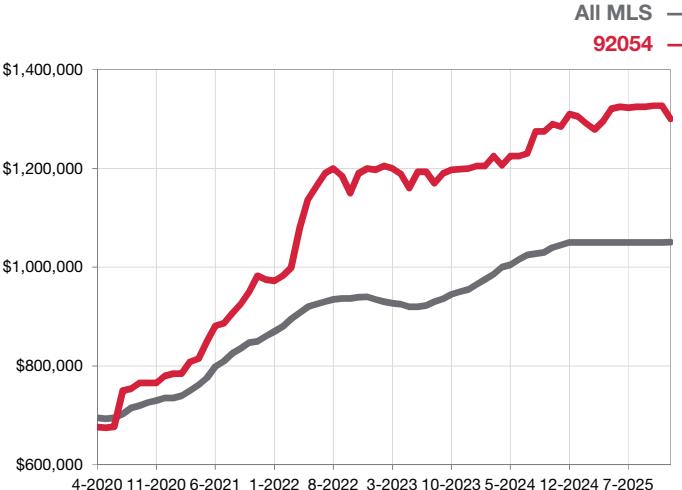
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		December			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings		12	4	- 66.7%	236	236	0.0%
Pending Sales		6	5	- 16.7%	169	147	- 13.0%
Closed Sales		9	14	+ 55.6%	173	148	- 14.5%
Median Sales Price*		\$1,014,874	\$1,185,000	+ 16.8%	\$900,000	\$875,000	- 2.8%
Percent of Original List Price Received*		97.9%	96.7%	- 1.2%	96.3%	96.9%	+ 0.6%
Days on Market Until Sale		40	44	+ 10.0%	51	50	- 2.0%
Inventory of Homes for Sale		32	20	- 37.5%	--	--	--
Months Supply of Inventory		2.3	1.6	- 30.4%	--	--	--

* 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.

Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

