

Local Market Update for December 2025

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

92057

Oceanside North

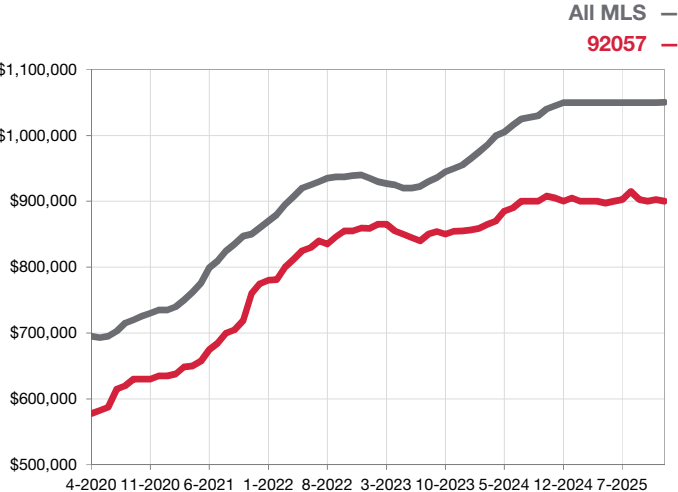
| Detached | December | | | Year to Date | | |
|------------------------------------------|-----------|-----------|----------------|--------------|--------------|----------------|
| Key Metrics | 2024 | 2025 | Percent Change | Thru 12-2024 | Thru 12-2025 | Percent Change |
| New Listings | 7 | 7 | 0.0% | 389 | 426 | + 9.5% |
| Pending Sales | 17 | 20 | + 17.6% | 332 | 356 | + 7.2% |
| Closed Sales | 25 | 20 | - 20.0% | 333 | 345 | + 3.6% |
| Median Sales Price* | \$867,250 | \$899,500 | + 3.7% | \$900,000 | \$900,000 | 0.0% |
| Percent of Original List Price Received* | 98.0% | 96.7% | - 1.3% | 100.0% | 98.0% | - 2.0% |
| Days on Market Until Sale | 34 | 46 | + 35.3% | 32 | 38 | + 18.8% |
| Inventory of Homes for Sale | 35 | 18 | - 48.6% | -- | -- | -- |
| Months Supply of Inventory | 1.3 | 0.6 | - 53.8% | -- | -- | -- |

* 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.

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|------------------------------------------|-----------|-----------|----------------|--------------|--------------|----------------|
| Key Metrics | 2024 | 2025 | Percent Change | Thru 12-2024 | Thru 12-2025 | Percent Change |
| New Listings | 17 | 3 | - 82.4% | 329 | 359 | + 9.1% |
| Pending Sales | 14 | 13 | - 7.1% | 252 | 252 | 0.0% |
| Closed Sales | 26 | 12 | - 53.8% | 263 | 245 | - 6.8% |
| Median Sales Price* | \$592,250 | \$450,000 | - 24.0% | \$535,000 | \$540,000 | + 0.9% |
| Percent of Original List Price Received* | 99.2% | 94.8% | - 4.4% | 98.9% | 96.8% | - 2.1% |
| Days on Market Until Sale | 35 | 46 | + 31.4% | 35 | 47 | + 34.3% |
| Inventory of Homes for Sale | 44 | 24 | - 45.5% | -- | -- | -- |
| Months Supply of Inventory | 2.1 | 1.1 | - 47.6% | -- | -- | -- |

* 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

