

# 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%	--	--	--

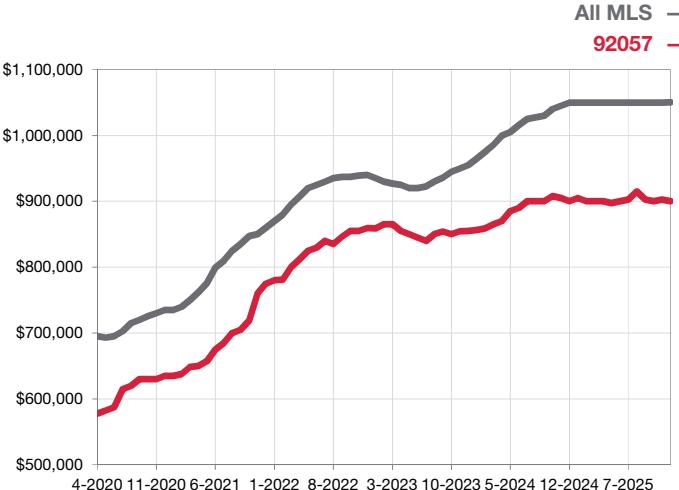
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		December			Year to Date		
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

