

Local Market Update for November 2025

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

92056

Oceanside East

Detached	November			Year to Date		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	25	25	0.0%	384	406	+ 5.7%
Pending Sales	16	19	+ 18.8%	312	305	- 2.2%
Closed Sales	34	28	- 17.6%	314	290	- 7.6%
Median Sales Price*	\$1,028,250	\$945,350	- 8.1%	\$955,000	\$952,000	- 0.3%
Percent of Original List Price Received*	97.2%	98.5%	+ 1.3%	99.7%	98.5%	- 1.2%
Days on Market Until Sale	38	35	- 7.9%	30	36	+ 20.0%
Inventory of Homes for Sale	44	42	- 4.5%	--	--	--
Months Supply of Inventory	1.6	1.6	0.0%	--	--	--

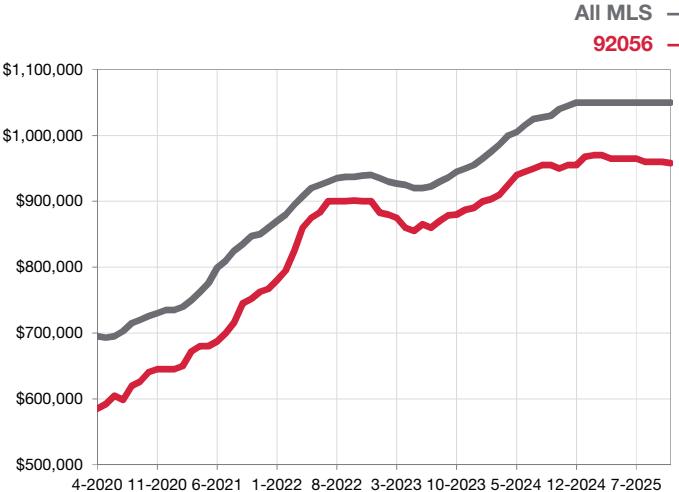
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	November			Year to Date		
	2024	2025	Percent Change	Thru 11-2024	Thru 11-2025	Percent Change
New Listings	23	19	- 17.4%	299	375	+ 25.4%
Pending Sales	17	17	0.0%	231	274	+ 18.6%
Closed Sales	25	23	- 8.0%	233	275	+ 18.0%
Median Sales Price*	\$725,000	\$795,000	+ 9.7%	\$725,000	\$740,000	+ 2.1%
Percent of Original List Price Received*	97.8%	96.3%	- 1.5%	99.3%	97.9%	- 1.4%
Days on Market Until Sale	40	59	+ 47.5%	34	46	+ 35.3%
Inventory of Homes for Sale	62	55	- 11.3%	--	--	--
Months Supply of Inventory	3.0	2.2	- 26.7%	--	--	--

* 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.

Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

