

Local Market Update for December 2025

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

92056

Oceanside East

Detached		December			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings		2	2	0.0%	401	378	- 5.7%
Pending Sales		14	13	- 7.1%	326	316	- 3.1%
Closed Sales		20	23	+ 15.0%	334	313	- 6.3%
Median Sales Price*		\$984,500	\$1,000,000	+ 1.6%	\$955,000	\$959,450	+ 0.5%
Percent of Original List Price Received*		97.3%	96.5%	- 0.8%	99.6%	98.4%	- 1.2%
Days on Market Until Sale		32	35	+ 9.4%	31	36	+ 16.1%
Inventory of Homes for Sale		42	15	- 64.3%	--	--	--
Months Supply of Inventory		1.5	0.6	- 60.0%	--	--	--

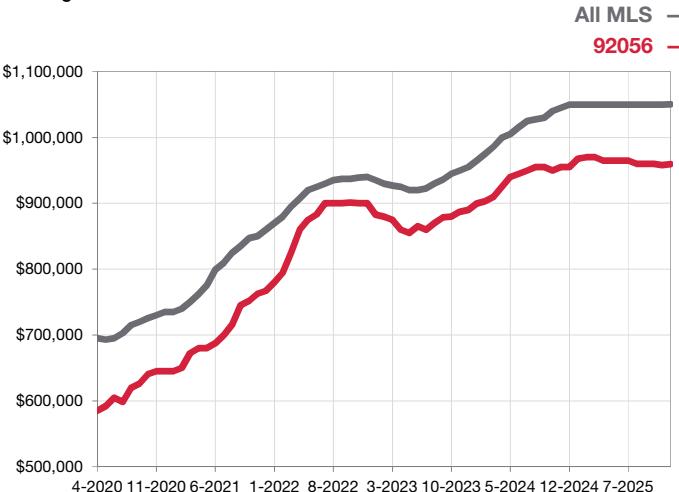
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		December			Year to Date		
Key Metrics		2024	2025	Percent Change	Thru 12-2024	Thru 12-2025	Percent Change
New Listings		23	4	- 82.6%	322	350	+ 8.7%
Pending Sales		23	14	- 39.1%	254	289	+ 13.8%
Closed Sales		19	18	- 5.3%	252	295	+ 17.1%
Median Sales Price*		\$790,000	\$577,000	- 27.0%	\$725,000	\$732,000	+ 1.0%
Percent of Original List Price Received*		96.0%	99.2%	+ 3.3%	99.0%	97.9%	- 1.1%
Days on Market Until Sale		43	33	- 23.3%	35	45	+ 28.6%
Inventory of Homes for Sale		52	15	- 71.2%	--	--	--
Months Supply of Inventory		2.5	0.6	- 76.0%	--	--	--

* 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.

Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

