

Local Market Update for November 2025

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

92057

Oceanside North

| Detached | | November | | | Year to Date | | |
|--|--|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics | | 2024 | 2025 | Percent Change | Thru 11-2024 | Thru 11-2025 | Percent Change |
| New Listings | | 25 | 25 | 0.0% | 376 | 459 | + 22.1% |
| Pending Sales | | 18 | 13 | - 27.8% | 315 | 331 | + 5.1% |
| Closed Sales | | 25 | 18 | - 28.0% | 308 | 323 | + 4.9% |
| Median Sales Price* | | \$835,000 | \$870,000 | + 4.2% | \$902,500 | \$905,000 | + 0.3% |
| Percent of Original List Price Received* | | 99.7% | 100.5% | + 0.8% | 100.1% | 98.1% | - 2.0% |
| Days on Market Until Sale | | 29 | 23 | - 20.7% | 32 | 38 | + 18.8% |
| Inventory of Homes for Sale | | 46 | 56 | + 21.7% | -- | -- | -- |
| Months Supply of Inventory | | 1.7 | 1.9 | + 11.8% | -- | -- | -- |

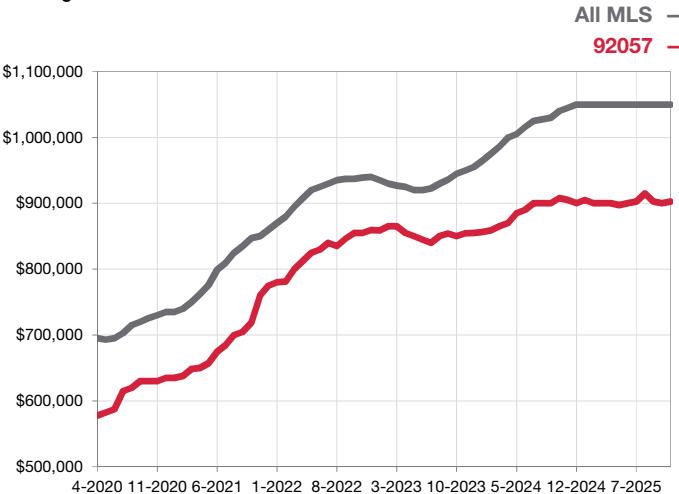
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

| Attached | | November | | | Year to Date | | |
|--|--|-----------|------------------|----------------|--------------|------------------|----------------|
| Key Metrics | | 2024 | 2025 | Percent Change | Thru 11-2024 | Thru 11-2025 | Percent Change |
| New Listings | | 19 | 20 | + 5.3% | 312 | 389 | + 24.7% |
| Pending Sales | | 17 | 12 | - 29.4% | 238 | 239 | + 0.4% |
| Closed Sales | | 17 | 20 | + 17.6% | 237 | 233 | - 1.7% |
| Median Sales Price* | | \$484,400 | \$515,000 | + 6.3% | \$530,000 | \$543,500 | + 2.5% |
| Percent of Original List Price Received* | | 97.0% | 94.2% | - 2.9% | 98.8% | 96.9% | - 1.9% |
| Days on Market Until Sale | | 44 | 80 | + 81.8% | 35 | 47 | + 34.3% |
| Inventory of Homes for Sale | | 52 | 58 | + 11.5% | -- | -- | -- |
| Months Supply of Inventory | | 2.4 | 2.8 | + 16.7% | -- | -- | -- |

* 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

