



# AREA REPORT

OCEANSIDE

DECEMBER 2025 | SINGLE FAMILY



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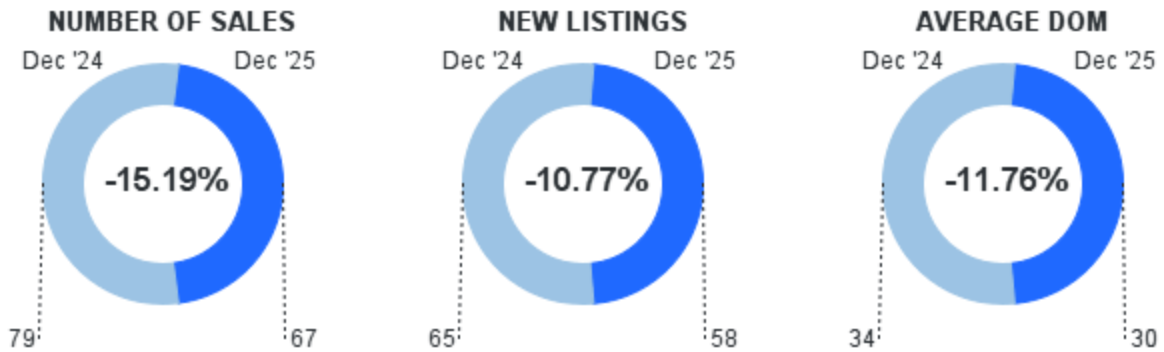


**COLDWELL BANKER**  
REALTY

# OCEANSIDE | December 2025

## REAL ESTATE SNAPSHOT - Change since this time last year

### Single Family



**-7.14%** ↓

**MEDIAN SALES PRICE**  
SINGLE FAMILY

**-9.55%** ↓

**AVERAGE SALES PRICE**  
SINGLE FAMILY

**-6.01%** ↓

**MEDIAN LIST PRICE  
(SOLD LISTINGS)**  
SINGLE FAMILY

**-10.51%** ↓

**AVERAGE LIST PRICE  
(SOLD LISTINGS)**  
SINGLE FAMILY

■ Dec '24   ■ Dec '25

# AREA REPORT

## OCEANSIDE

### FULL MARKET SUMMARY

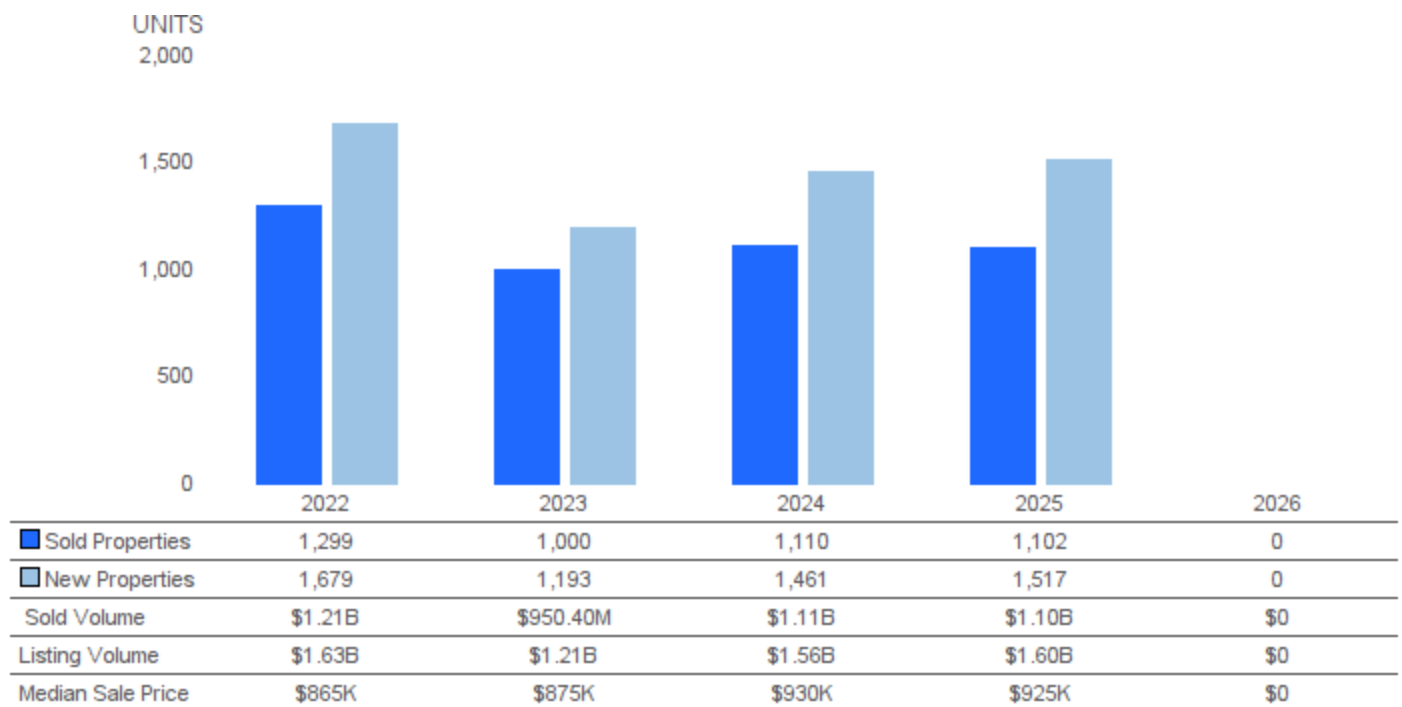
December 2025 | Single Family ?

	Month to Date			Year to Date		
	December 2025	December 2024	% Change	YTD 2025	YTD 2024	% Change
New Listings	58	65	-10.77% <span>↓</span>	1517	1461	3.83% <span>↑</span>
Sold Listings	67	79	-15.19% <span>↓</span>	1102	1110	-0.72% <span>↓</span>
Median List Price (Solds)	\$939,000	\$999,000	-6.01% <span>↓</span>	\$932,500	\$924,999	0.81% <span>↑</span>
Median Sold Price	\$910,000	\$980,000	-7.14% <span>↓</span>	\$925,000	\$930,000	-0.54% <span>↓</span>
Median Days on Market	21	24	-12.5% <span>↓</span>	19	15	26.67% <span>↑</span>
Average List Price (Solds)	\$972,694	\$1,086,935	-10.51% <span>↓</span>	\$1,008,578	\$999,369	0.92% <span>↑</span>
Average Sold Price	\$969,861	\$1,072,308	-9.55% <span>↓</span>	\$1,000,194	\$999,221	0.1% <span>↑</span>
Average Days on Market	30	34	-11.76% <span>↓</span>	33	26	26.92% <span>↑</span>
List/Sold Price Ratio	99.8%	99.3%	0.54% <span>↑</span>	99.3%	100.3%	-0.98% <span>↓</span>

### SOLD AND NEW PROPERTIES (UNITS)

December 2025 | Single Family ?

**Sold Properties** | Number of properties sold during the year  
**New Properties** | Number of properties listed during the year.

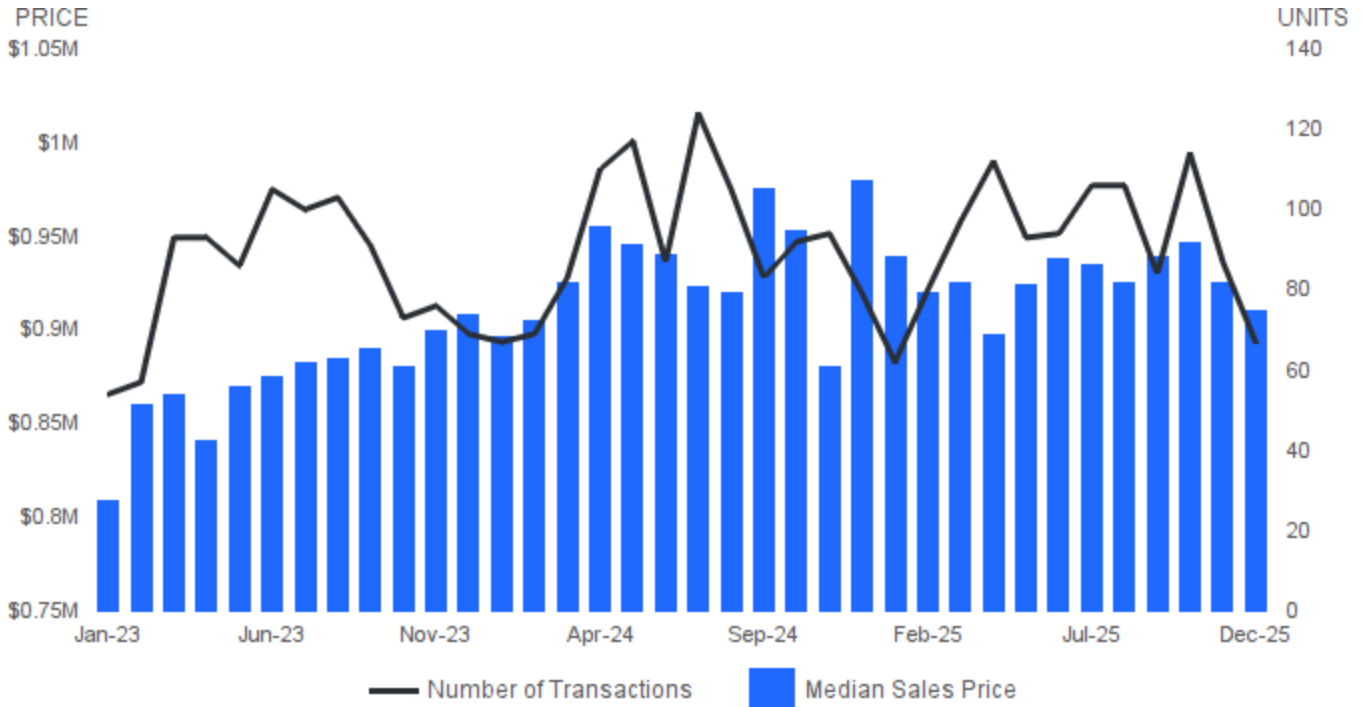


## MEDIAN SALES PRICE AND NUMBER OF SALES

December 2025 | Single Family ?

**Median Sales Price** | Price of the "middle" property sold -an equal number of sales were above and below this price.

**Number of Sales** | Number of properties sold.



## AVERAGE SALES PRICE AND AVERAGE DAYS ON MARKET

December 2025 | Single Family ?

**Average Sales Price** | Average sales price for all properties sold.

**Average Days on Market** | Average days on market for all properties sold.



## SALES PRICE AS A PERCENTAGE OF ORIGINAL PRICE

December 2025 | Single Family ?

**Sale Price as a Percentage of Original Price** | Average sale price of property as percentage of final list price.

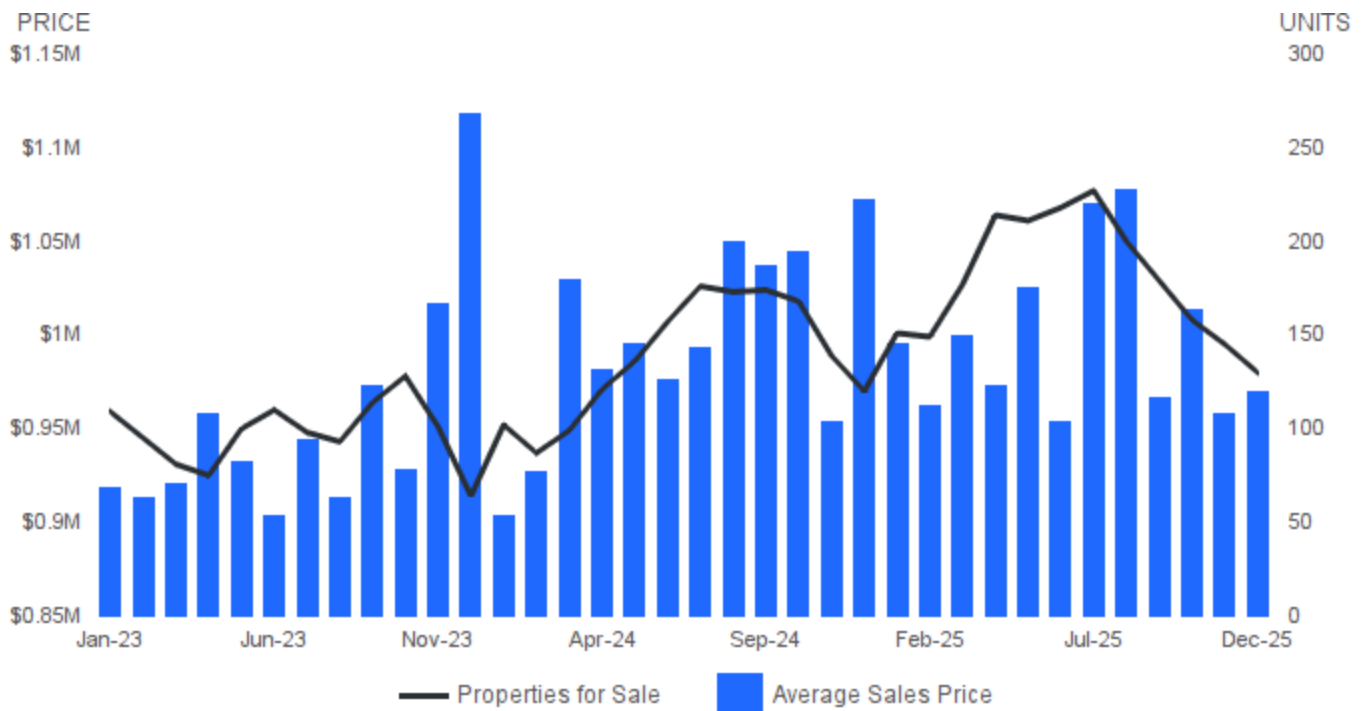


## AVERAGE SALES PRICE AND NUMBER OF PROPERTIES FOR SALE

December 2025 | Single Family ?

**Average Sales Price** | Average sales price for all properties sold.

**Properties for Sale** | Number of properties listed for sale at the end of month.

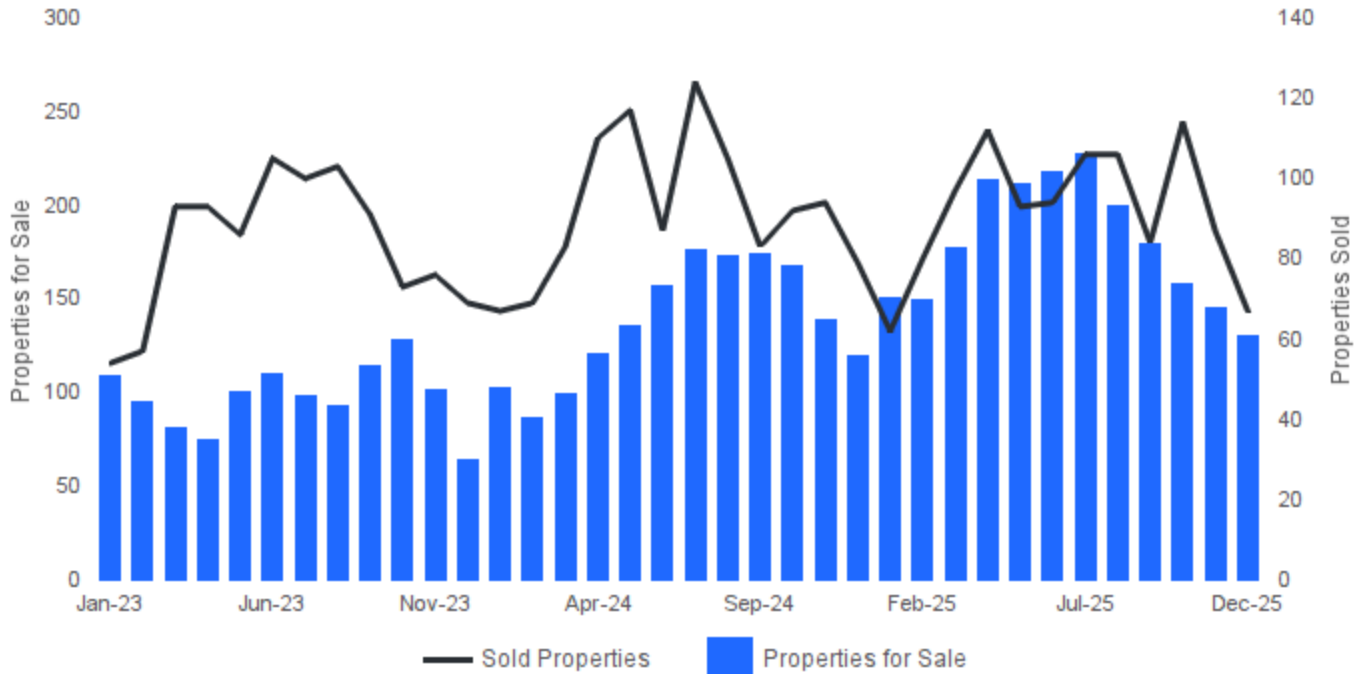


# PROPERTIES FOR SALE AND SOLD PROPERTIES

December 2025 | Single Family ?

**Properties for Sale** | Number of properties listed for sale at the end of month.

**Sold Properties** | Number of properties sold.



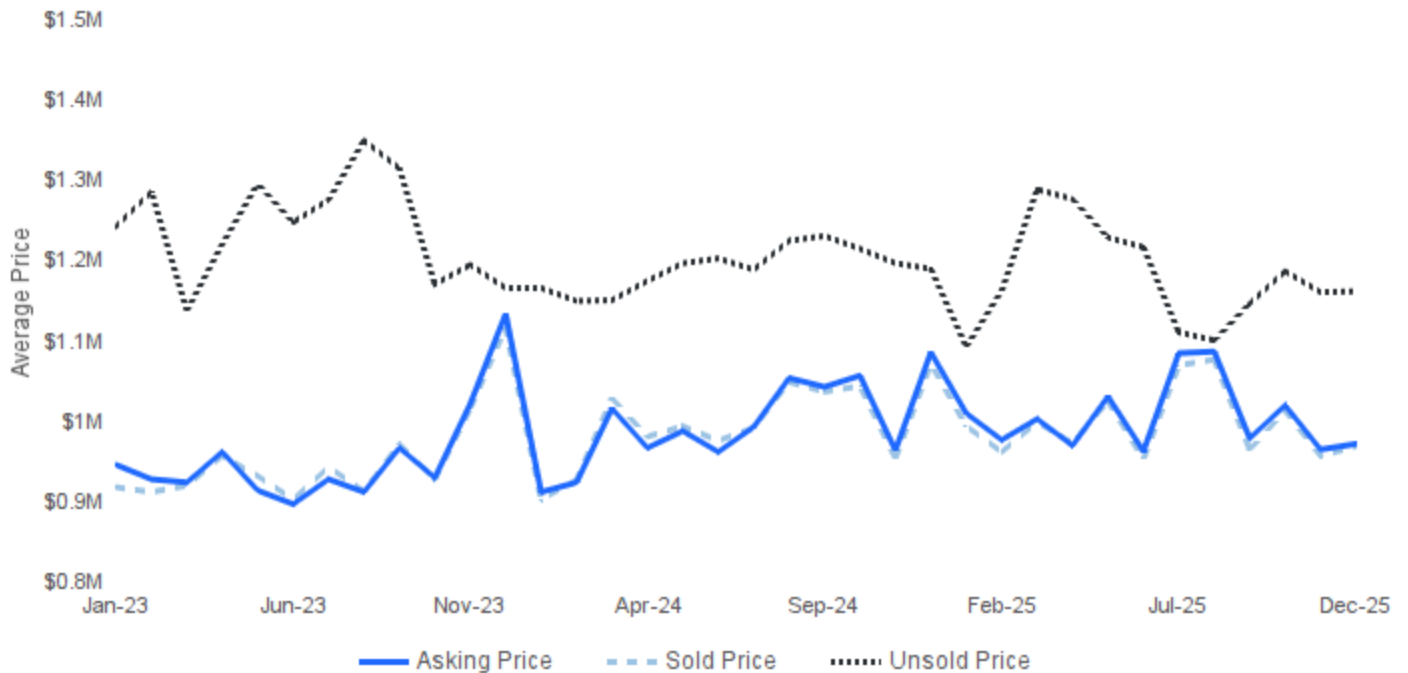
# AVERAGE ASKING/SOLD/UNSOLD PRICE

December 2025 | Single Family ?

**Asking Price** | the average asking price of sold properties

**Sold Price** | the average selling price

**Unsold Price** | the average active list price



# ABSORPTION RATE

December 2025 | Single Family ?

**Absorption Rate** | Looks at the past year's monthly supply of inventory. In a normal market there should be a 6 month supply. The higher the rate above 6 the more aggressive a seller has to be with the competition; price and having a picture perfect property.

Months  
3



# MONTHS SUPPLY OF INVENTORY

December 2025 | Single Family ?

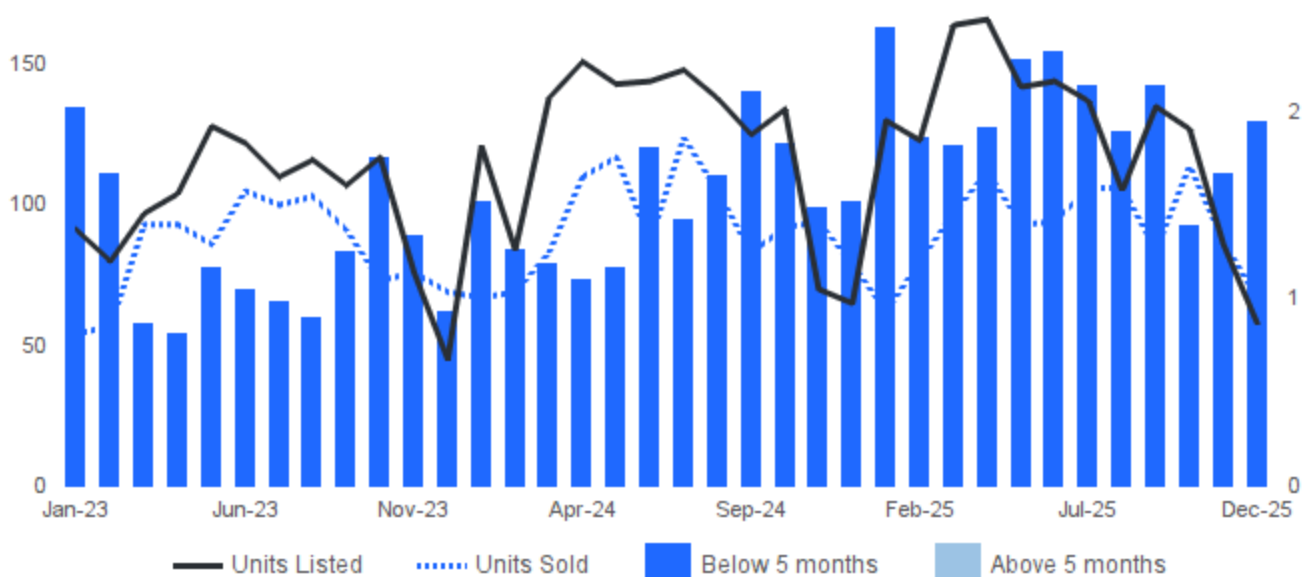
**Months Supply of Inventory** | Properties for sale divided by number of properties sold.

**Units Listed** | Number of properties listed for sale at the end of month.

**Units Sold** | Number of properties sold.

UNITS  
200

MONTHS  
3



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