

# Local Market Update for January 2026

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

92057

Oceanside North

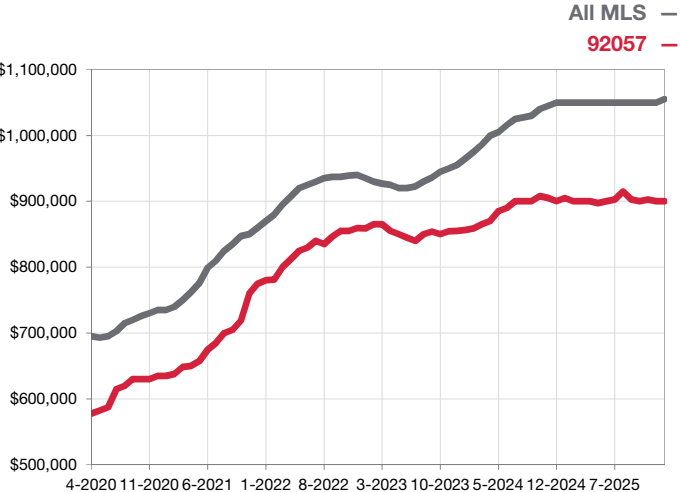
Detached	January			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	37	40	+ 8.1%	37	40	+ 8.1%
Pending Sales	16	27	+ 68.8%	16	27	+ 68.8%
Closed Sales	15	22	+ 46.7%	15	22	+ 46.7%
Median Sales Price*	\$935,000	\$916,250	- 2.0%	\$935,000	\$916,250	- 2.0%
Percent of Original List Price Received*	97.0%	95.9%	- 1.1%	97.0%	95.9%	- 1.1%
Days on Market Until Sale	72	60	- 16.7%	72	60	- 16.7%
Inventory of Homes for Sale	52	57	+ 9.6%	--	--	--
Months Supply of Inventory	1.9	1.9	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	January			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	43	26	- 39.5%	43	26	- 39.5%
Pending Sales	24	14	- 41.7%	24	14	- 41.7%
Closed Sales	17	18	+ 5.9%	17	18	+ 5.9%
Median Sales Price*	\$580,000	\$474,500	- 18.2%	\$580,000	\$474,500	- 18.2%
Percent of Original List Price Received*	97.1%	97.1%	0.0%	97.1%	97.1%	0.0%
Days on Market Until Sale	51	58	+ 13.7%	51	58	+ 13.7%
Inventory of Homes for Sale	53	49	- 7.5%	--	--	--
Months Supply of Inventory	2.5	2.4	- 4.0%	--	--	--

\* 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

