

Local Market Update for January 2026

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

92054

Oceanside South

Detached		January			Year to Date		
Key Metrics		2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings		25	31	+ 24.0%	25	31	+ 24.0%
Pending Sales		16	20	+ 25.0%	16	20	+ 25.0%
Closed Sales		13	6	- 53.8%	13	6	- 53.8%
Median Sales Price*		\$1,100,000	\$1,474,500	+ 34.0%	\$1,100,000	\$1,474,500	+ 34.0%
Percent of Original List Price Received*		100.1%	97.1%	- 3.0%	100.1%	97.1%	- 3.0%
Days on Market Until Sale		48	15	- 68.8%	48	15	- 68.8%
Inventory of Homes for Sale		37	29	- 21.6%	--	--	--
Months Supply of Inventory		2.2	1.9	- 13.6%	--	--	--

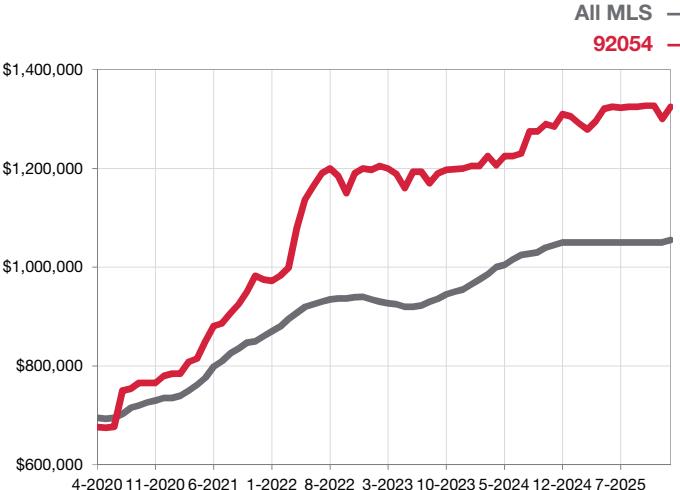
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		January			Year to Date		
Key Metrics		2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings		29	21	- 27.6%	29	21	- 27.6%
Pending Sales		9	6	- 33.3%	9	6	- 33.3%
Closed Sales		6	4	- 33.3%	6	4	- 33.3%
Median Sales Price*		\$947,000	\$866,000	- 8.6%	\$947,000	\$866,000	- 8.6%
Percent of Original List Price Received*		95.4%	92.3%	- 3.2%	95.4%	92.3%	- 3.2%
Days on Market Until Sale		68	34	- 50.0%	68	34	- 50.0%
Inventory of Homes for Sale		48	47	- 2.1%	--	--	--
Months Supply of Inventory		3.5	3.9	+ 11.4%	--	--	--

* 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

