

Local Market Update for January 2026

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

92058

Oceanside (Central)

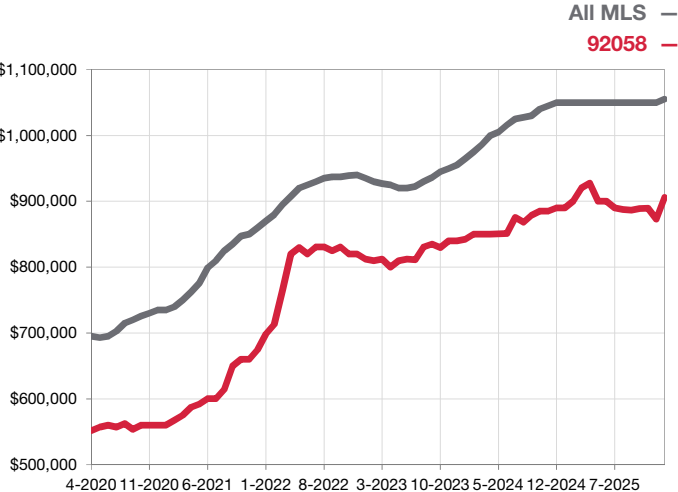
Detached	January			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	9	7	- 22.2%	9	7	- 22.2%
Pending Sales	3	2	- 33.3%	3	2	- 33.3%
Closed Sales	7	4	- 42.9%	7	4	- 42.9%
Median Sales Price*	\$860,000	\$915,000	+ 6.4%	\$860,000	\$915,000	+ 6.4%
Percent of Original List Price Received*	98.9%	98.1%	- 0.8%	98.9%	98.1%	- 0.8%
Days on Market Until Sale	46	24	- 47.8%	46	24	- 47.8%
Inventory of Homes for Sale	12	11	- 8.3%	--	--	--
Months Supply of Inventory	2.1	2.3	+ 9.5%	--	--	--

* 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	5	6	+ 20.0%	5	6	+ 20.0%
Pending Sales	4	4	0.0%	4	4	0.0%
Closed Sales	3	4	+ 33.3%	3	4	+ 33.3%
Median Sales Price*	\$512,810	\$542,500	+ 5.8%	\$512,810	\$542,500	+ 5.8%
Percent of Original List Price Received*	98.8%	96.5%	- 2.3%	98.8%	96.5%	- 2.3%
Days on Market Until Sale	65	60	- 7.7%	65	60	- 7.7%
Inventory of Homes for Sale	6	8	+ 33.3%	--	--	--
Months Supply of Inventory	1.1	1.8	+ 63.6%	--	--	--

* 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.

Median Sales Price – Single Family
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo
Rolling 12-Month Calculation

