

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%	--	--	--

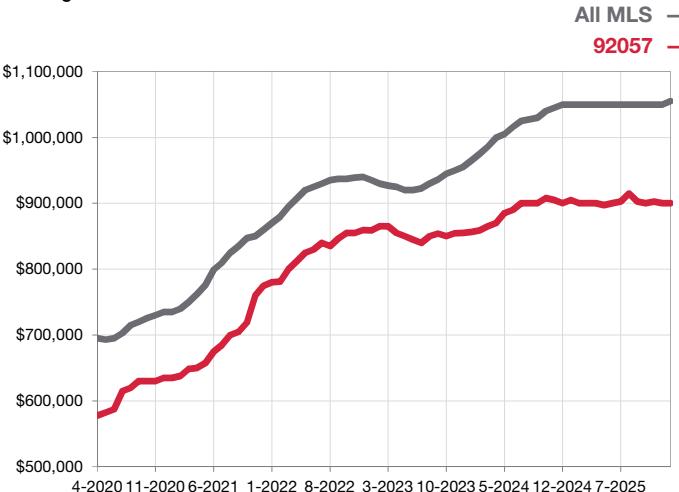
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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

