

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%	--	--	--

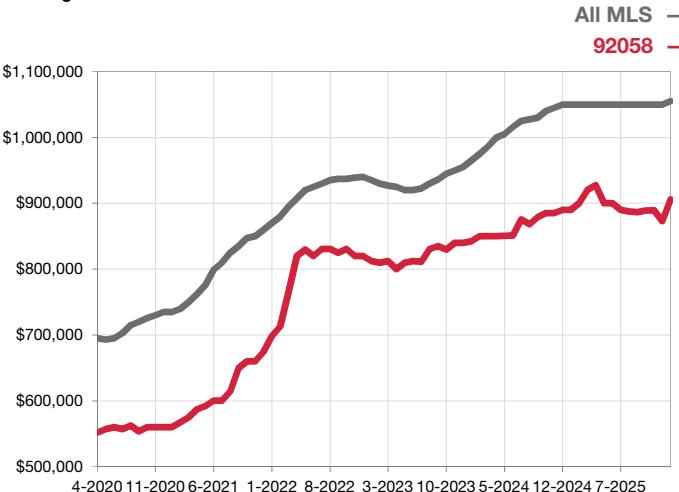
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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

