

Local Market Update for January 2026

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

92056

Oceanside East

Detached		January			Year to Date		
Key Metrics		2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings		27	35	+ 29.6%	27	35	+ 29.6%
Pending Sales		25	23	- 8.0%	25	23	- 8.0%
Closed Sales		12	16	+ 33.3%	12	16	+ 33.3%
Median Sales Price*		\$937,500	\$930,000	- 0.8%	\$937,500	\$930,000	- 0.8%
Percent of Original List Price Received*		99.7%	95.6%	- 4.1%	99.7%	95.6%	- 4.1%
Days on Market Until Sale		32	57	+ 78.1%	32	57	+ 78.1%
Inventory of Homes for Sale		41	30	- 26.8%	--	--	--
Months Supply of Inventory		1.5	1.1	- 26.7%	--	--	--

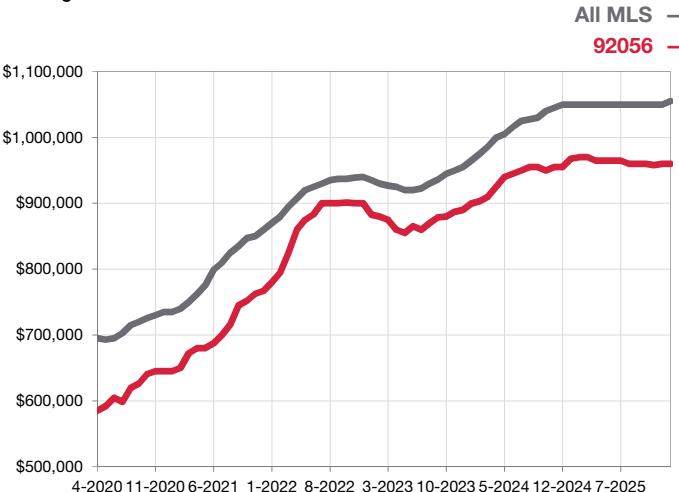
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		January			Year to Date		
Key Metrics		2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings		38	34	- 10.5%	38	34	- 10.5%
Pending Sales		25	20	- 20.0%	25	20	- 20.0%
Closed Sales		26	15	- 42.3%	26	15	- 42.3%
Median Sales Price*		\$757,500	\$665,000	- 12.2%	\$757,500	\$665,000	- 12.2%
Percent of Original List Price Received*		97.5%	98.5%	+ 1.0%	97.5%	98.5%	+ 1.0%
Days on Market Until Sale		68	50	- 26.5%	68	50	- 26.5%
Inventory of Homes for Sale		55	46	- 16.4%	--	--	--
Months Supply of Inventory		2.6	1.9	- 26.9%	--	--	--

* 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

