

# Local Market Update for June 2026

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

## 92054

Oceanside South

Detached	June			Year to Date		
	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
<b>Key Metrics</b>						
New Listings	23	19	- 17.4%	140	150	+ 7.1%
Pending Sales	15	15	0.0%	88	115	+ 30.7%
Closed Sales	9	27	+ 200.0%	82	106	+ 29.3%
Median Sales Price*	\$1,225,000	<b>\$1,120,000</b>	- 8.6%	\$1,252,500	<b>\$1,337,500</b>	+ 6.8%
Percent of Original List Price Received*	95.7%	<b>99.0%</b>	+ 3.4%	98.1%	<b>97.9%</b>	- 0.2%
Days on Market Until Sale	32	36	+ 12.5%	48	31	- 35.4%
Inventory of Homes for Sale	55	27	- 50.9%	—	—	—
Months Supply of Inventory	3.5	1.6	- 54.3%	—	—	—

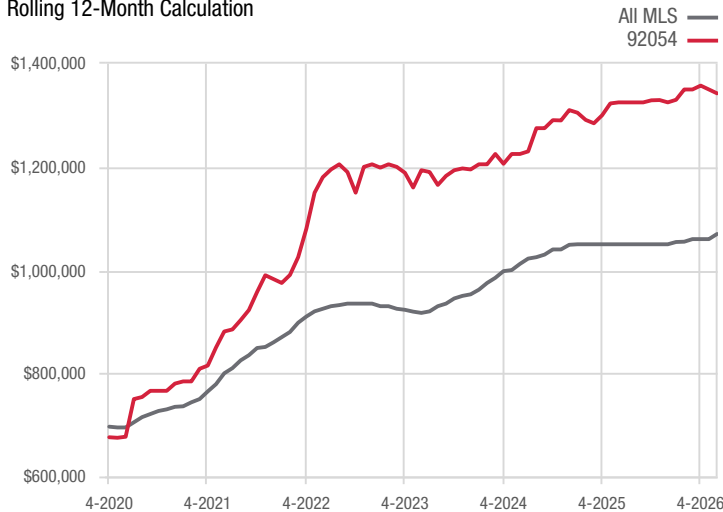
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	June			Year to Date		
	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
<b>Key Metrics</b>						
New Listings	18	7	- 61.1%	136	136	0.0%
Pending Sales	6	14	+ 133.3%	73	77	+ 5.5%
Closed Sales	16	14	- 12.5%	73	72	- 1.4%
Median Sales Price*	\$1,034,500	<b>\$810,500</b>	- 21.7%	\$862,500	<b>\$950,000</b>	+ 10.1%
Percent of Original List Price Received*	97.1%	<b>96.5%</b>	- 0.6%	96.2%	<b>96.6%</b>	+ 0.4%
Days on Market Until Sale	58	44	- 24.1%	54	45	- 16.7%
Inventory of Homes for Sale	56	53	- 5.4%	—	—	—
Months Supply of Inventory	4.5	4.2	- 6.7%	—	—	—

\* 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.

### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation

