

# Local Market Update for June 2026

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

## 92056

Oceanside East

Detached	June			Year to Date		
	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
<b>Key Metrics</b>						
New Listings	38	24	- 36.8%	231	228	- 1.3%
Pending Sales	19	36	+ 89.5%	164	174	+ 6.1%
Closed Sales	32	29	- 9.4%	157	163	+ 3.8%
Median Sales Price*	\$961,500	<b>\$1,033,000</b>	+ 7.4%	\$965,000	<b>\$995,000</b>	+ 3.1%
Percent of Original List Price Received*	98.6%	<b>100.2%</b>	+ 1.6%	99.3%	<b>99.0%</b>	- 0.3%
Days on Market Until Sale	32	24	- 25.0%	36	32	- 11.1%
Inventory of Homes for Sale	66	43	- 34.8%	—	—	—
Months Supply of Inventory	2.5	1.6	- 36.0%	—	—	—

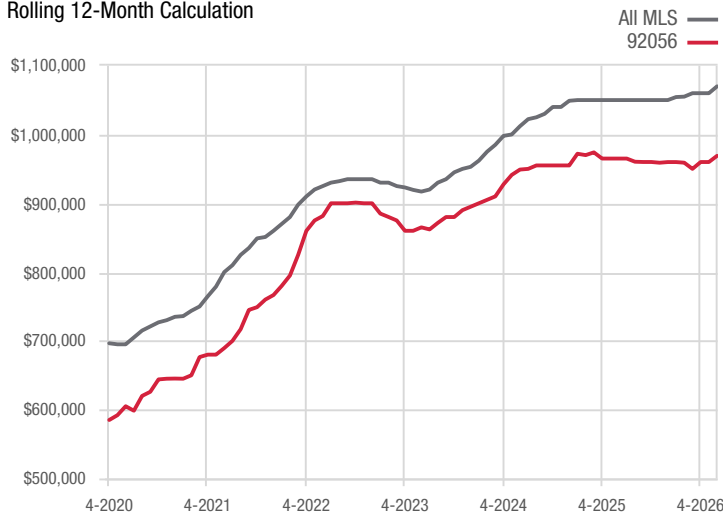
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	June			Year to Date		
	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
<b>Key Metrics</b>						
New Listings	36	28	- 22.2%	218	199	- 8.7%
Pending Sales	18	16	- 11.1%	155	140	- 9.7%
Closed Sales	28	20	- 28.6%	156	140	- 10.3%
Median Sales Price*	\$691,250	<b>\$652,500</b>	- 5.6%	\$732,250	<b>\$697,250</b>	- 4.8%
Percent of Original List Price Received*	98.6%	<b>97.3%</b>	- 1.3%	98.6%	<b>98.3%</b>	- 0.3%
Days on Market Until Sale	35	37	+ 5.7%	45	41	- 8.9%
Inventory of Homes for Sale	67	58	- 13.4%	—	—	—
Months Supply of Inventory	2.8	2.5	- 10.7%	—	—	—

\* 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

