

Local Market Update for June 2026

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

92058

Oceanside (Central)

Detached	June			Year to Date		
	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
Key Metrics						
New Listings	9	5	- 44.4%	52	54	+ 3.8%
Pending Sales	5	5	0.0%	30	40	+ 33.3%
Closed Sales	4	7	+ 75.0%	32	41	+ 28.1%
Median Sales Price*	\$849,500	\$1,050,000	+ 23.6%	\$955,000	\$906,000	- 5.1%
Percent of Original List Price Received*	98.3%	101.3%	+ 3.1%	98.6%	99.8%	+ 1.2%
Days on Market Until Sale	29	35	+ 20.7%	33	35	+ 6.1%
Inventory of Homes for Sale	18	11	- 38.9%	—	—	—
Months Supply of Inventory	3.5	1.9	- 45.7%	—	—	—

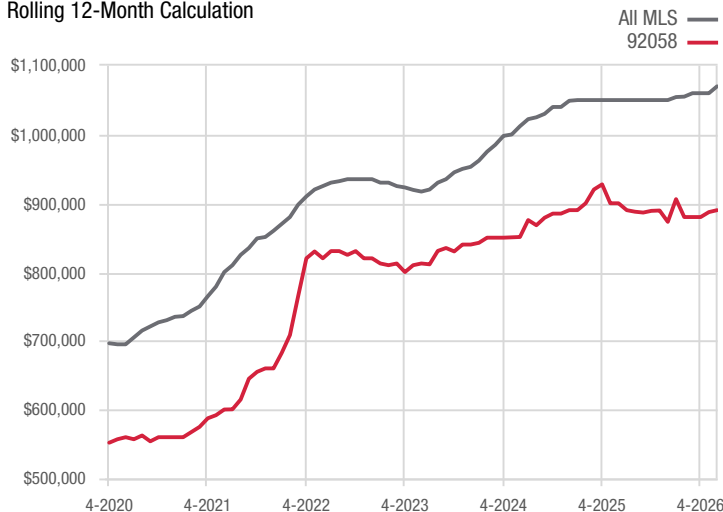
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	June			Year to Date		
	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
Key Metrics						
New Listings	8	5	- 37.5%	43	47	+ 9.3%
Pending Sales	4	7	+ 75.0%	29	27	- 6.9%
Closed Sales	8	6	- 25.0%	28	25	- 10.7%
Median Sales Price*	\$548,750	\$550,000	+ 0.2%	\$552,500	\$535,000	- 3.2%
Percent of Original List Price Received*	97.9%	98.4%	+ 0.5%	100.8%	99.8%	- 1.0%
Days on Market Until Sale	35	33	- 5.7%	46	45	- 2.2%
Inventory of Homes for Sale	13	18	+ 38.5%	—	—	—
Months Supply of Inventory	2.3	4.0	+ 73.9%	—	—	—

* 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

