Local Market Update for February 2026

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

92054

Oceanside South

Detached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	21	**13**	- 38.1%	46	**46**	0.0%
Pending Sales	15	**15**	0.0%	31	**37**	+ 19.4%
Closed Sales	17	**19**	+ 11.8%	30	**25**	- 16.7%
Median Sales Price*	$1,170,000	**$1,454,000**	+ 24.3%	$1,153,500	**$1,454,000**	+ 26.1%
Percent of Original List Price Received*	95.7%	**100.4%**	+ 4.9%	97.6%	**99.6%**	+ 2.0%
Days on Market Until Sale	47	**21**	- 55.3%	47	**19**	- 59.6%
Inventory of Homes for Sale	40	**24**	- 40.0%	—	**—**	—
Months Supply of Inventory	2.4	**1.6**	- 33.3%	—	**—**	—

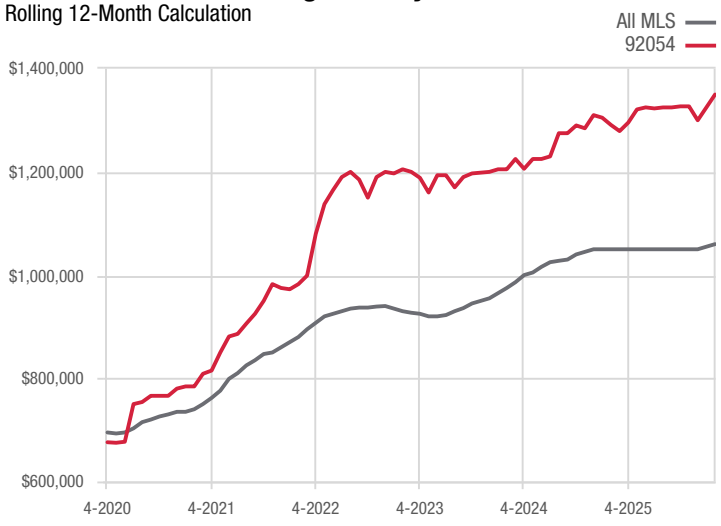
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	20	**23**	+ 15.0%	49	**46**	- 6.1%
Pending Sales	13	**21**	+ 61.5%	22	**26**	+ 18.2%
Closed Sales	12	**9**	- 25.0%	18	**13**	- 27.8%
Median Sales Price*	$900,000	**$888,000**	- 1.3%	$900,000	**$888,000**	- 1.3%
Percent of Original List Price Received*	94.8%	**95.2%**	+ 0.4%	95.0%	**94.3%**	- 0.7%
Days on Market Until Sale	70	**55**	- 21.4%	69	**49**	- 29.0%
Inventory of Homes for Sale	52	**45**	- 13.5%	—	**—**	—
Months Supply of Inventory	3.8	**3.6**	- 5.3%	—	**—**	—

* 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.

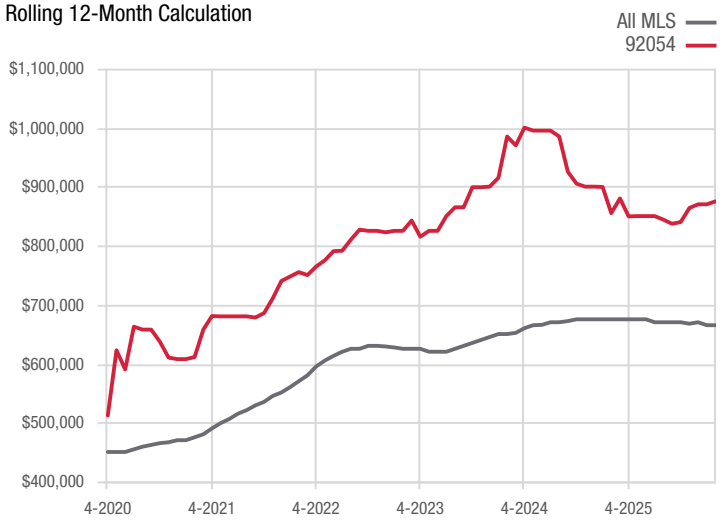
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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Current as of March 5, 2026. All data from the San Diego MLS. Report © 2026 ShowingTime Plus, LLC. Percent changes are calculated using rounded figures.