Local Market Update for February 2026

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

92056

Oceanside East

Detached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	34	**21**	- 38.2%	61	**58**	- 4.9%
Pending Sales	28	**23**	- 17.9%	53	**48**	- 9.4%
Closed Sales	25	**26**	+ 4.0%	37	**44**	+ 18.9%
Median Sales Price*	$965,000	**$1,011,000**	+ 4.8%	$960,000	**$965,000**	+ 0.5%
Percent of Original List Price Received*	96.8%	**97.4%**	+ 0.6%	97.7%	**97.1%**	- 0.6%
Days on Market Until Sale	63	**33**	- 47.6%	53	**41**	- 22.6%
Inventory of Homes for Sale	45	**27**	- 40.0%	—	**—**	—
Months Supply of Inventory	1.6	**1.0**	- 37.5%	—	**—**	—

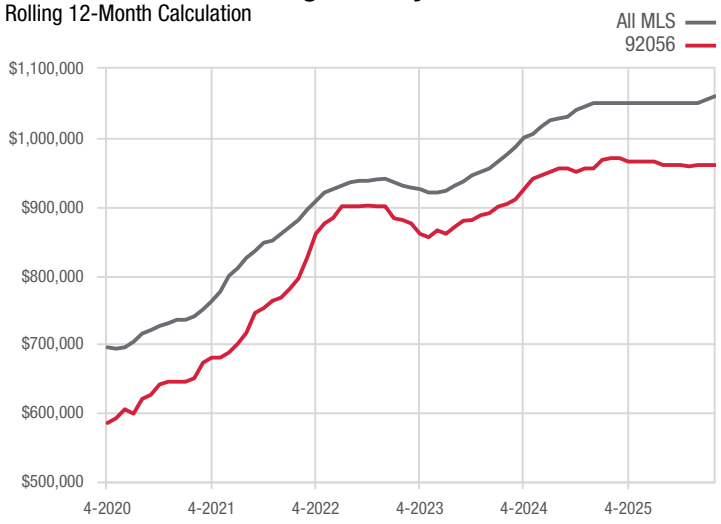
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	34	**27**	- 20.6%	72	**64**	- 11.1%
Pending Sales	27	**24**	- 11.1%	52	**50**	- 3.8%
Closed Sales	22	**27**	+ 22.7%	48	**42**	- 12.5%
Median Sales Price*	$745,000	**$705,000**	- 5.4%	$750,000	**$675,000**	- 10.0%
Percent of Original List Price Received*	97.7%	**98.9%**	+ 1.2%	97.6%	**98.7%**	+ 1.1%
Days on Market Until Sale	49	**42**	- 14.3%	59	**45**	- 23.7%
Inventory of Homes for Sale	57	**43**	- 24.6%	—	**—**	—
Months Supply of Inventory	2.6	**1.8**	- 30.8%	—	**—**	—

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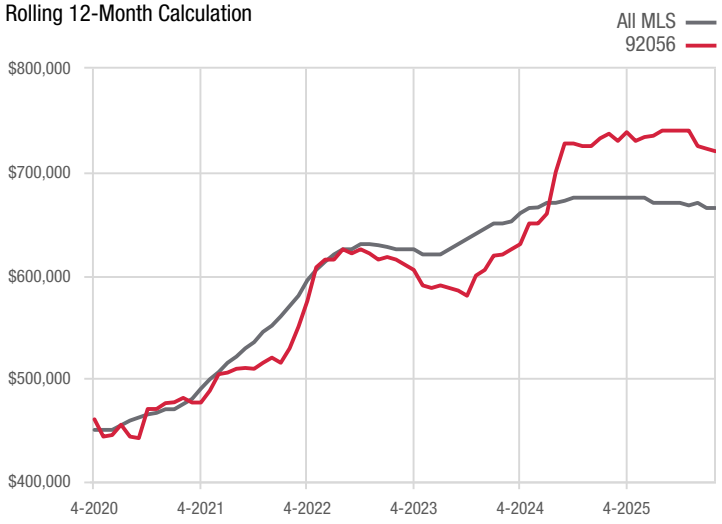
Median Sales Price - Single Family

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.