Local Market Update for February 2026

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

92057

Oceanside North

Detached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	37	**24**	- 35.1%	74	**68**	- 8.1%
Pending Sales	29	**25**	- 13.8%	45	**55**	+ 22.2%
Closed Sales	18	**31**	+ 72.2%	33	**54**	+ 63.6%
Median Sales Price*	$880,000	**$871,000**	- 1.0%	$885,000	**$907,500**	+ 2.5%
Percent of Original List Price Received*	99.5%	**97.4%**	- 2.1%	98.4%	**96.7%**	- 1.7%
Days on Market Until Sale	44	**52**	+ 18.2%	57	**55**	- 3.5%
Inventory of Homes for Sale	48	**51**	+ 6.3%	—	—	—
Months Supply of Inventory	1.8	**1.7**	- 5.6%	—	—	—

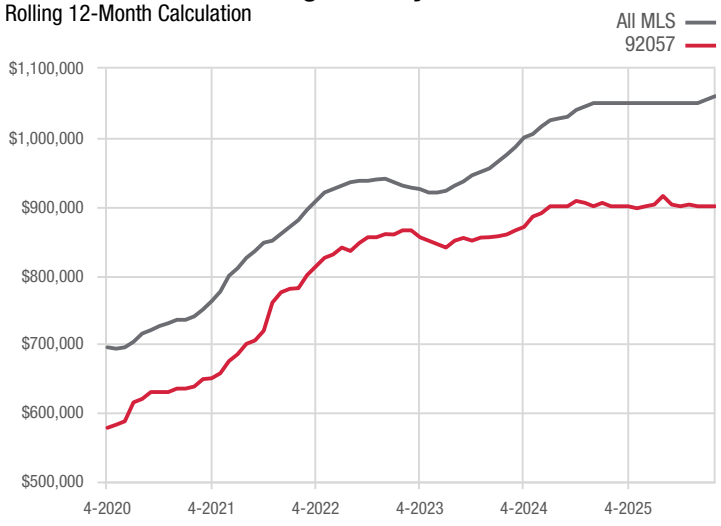
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	38	**24**	- 36.8%	81	**51**	- 37.0%
Pending Sales	23	**14**	- 39.1%	47	**28**	- 40.4%
Closed Sales	14	**13**	- 7.1%	31	**31**	0.0%
Median Sales Price*	$462,500	**$525,000**	+ 13.5%	$550,000	**$480,000**	- 12.7%
Percent of Original List Price Received*	95.8%	**97.9%**	+ 2.2%	96.5%	**97.4%**	+ 0.9%
Days on Market Until Sale	44	**44**	0.0%	48	**53**	+ 10.4%
Inventory of Homes for Sale	58	**53**	- 8.6%	—	—	—
Months Supply of Inventory	2.8	**2.7**	- 3.6%	—	—	—

* 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.

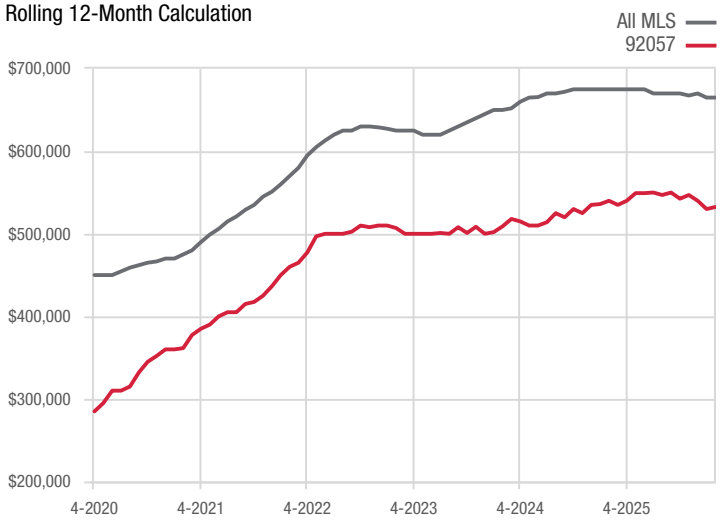
Median Sales Price - Single Family

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.