Local Market Update for February 2026

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

92058

Oceanside (Central)

Detached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	7	**10**	+ 42.9%	16	**18**	+ 12.5%
Pending Sales	5	**8**	+ 60.0%	8	**11**	+ 37.5%
Closed Sales	6	**5**	- 16.7%	13	**9**	- 30.8%
Median Sales Price*	$1,019,000	**$879,990**	- 13.6%	$976,969	**$906,000**	- 7.3%
Percent of Original List Price Received*	99.5%	**98.2%**	- 1.3%	99.2%	**98.2%**	- 1.0%
Days on Market Until Sale	26	**44**	+ 69.2%	36	**35**	- 2.8%
Inventory of Homes for Sale	13	**13**	0.0%	—	—	—
Months Supply of Inventory	2.3	**2.5**	+ 8.7%	—	—	—

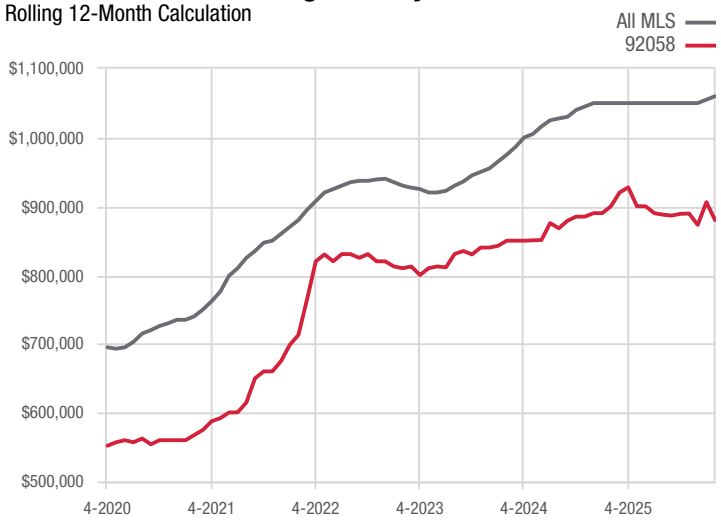
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	5	**7**	+ 40.0%	10	**14**	+ 40.0%
Pending Sales	4	**2**	- 50.0%	8	**6**	- 25.0%
Closed Sales	7	**2**	- 71.4%	10	**6**	- 40.0%
Median Sales Price*	$525,000	**$618,000**	+ 17.7%	$518,905	**$579,500**	+ 11.7%
Percent of Original List Price Received*	101.6%	**106.6%**	+ 4.9%	100.8%	**99.9%**	- 0.9%
Days on Market Until Sale	59	**25**	- 57.6%	60	**48**	- 20.0%
Inventory of Homes for Sale	7	**13**	+ 85.7%	—	—	—
Months Supply of Inventory	1.2	**3.0**	+ 150.0%	—	—	—

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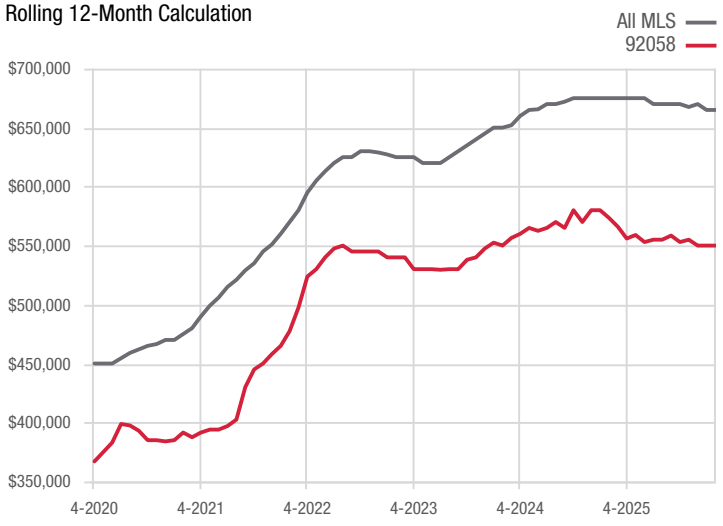
Median Sales Price - Single Family

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.