Local Market Update for April 2026

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

92054

Oceanside South

Detached	April			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 4-2025**	**Thru 4-2026**	**% Change**
New Listings	25	**29**	+ 16.0%	97	**109**	+ 12.4%
Pending Sales	16	**19**	+ 18.8%	64	**74**	+ 15.6%
Closed Sales	9	**22**	+ 144.4%	57	**64**	+ 12.3%
Median Sales Price*	$1,450,000	**$1,462,500**	+ 0.9%	$1,210,000	**$1,425,000**	+ 17.8%
Percent of Original List Price Received*	100.7%	**97.0%**	- 3.7%	98.3%	**97.9%**	- 0.4%
Days on Market Until Sale	34	**39**	+ 14.7%	51	**29**	- 43.1%
Inventory of Homes for Sale	50	**41**	- 18.0%	—	**—**	—
Months Supply of Inventory	3.0	**2.7**	- 10.0%	—	**—**	—

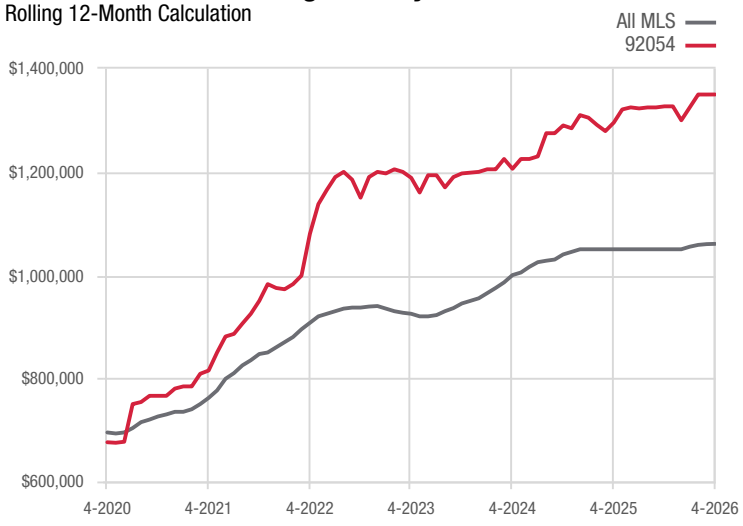
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	April			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 4-2025**	**Thru 4-2026**	**% Change**
New Listings	20	**24**	+ 20.0%	90	**101**	+ 12.2%
Pending Sales	11	**10**	- 9.1%	49	**51**	+ 4.1%
Closed Sales	17	**12**	- 29.4%	46	**46**	0.0%
Median Sales Price*	$837,000	**$950,000**	+ 13.5%	$844,450	**$975,000**	+ 15.5%
Percent of Original List Price Received*	95.6%	**97.2%**	+ 1.7%	96.0%	**96.3%**	+ 0.3%
Days on Market Until Sale	49	**47**	- 4.1%	53	**44**	- 17.0%
Inventory of Homes for Sale	55	**57**	+ 3.6%	—	**—**	—
Months Supply of Inventory	4.3	**4.5**	+ 4.7%	—	**—**	—

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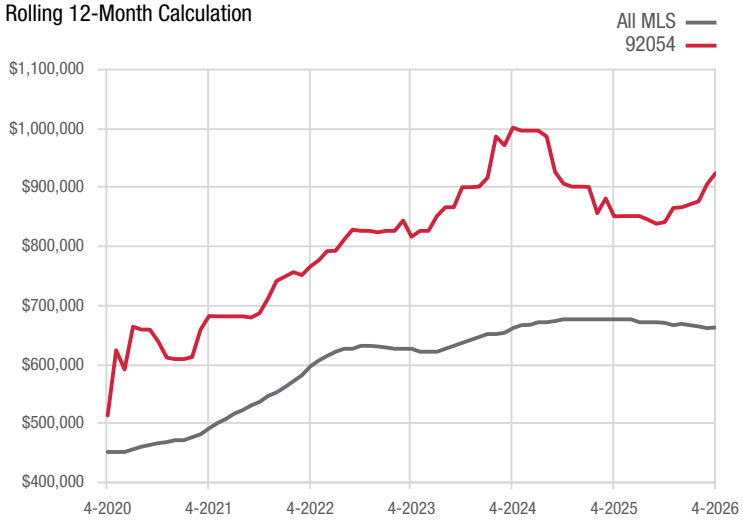
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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Current as of May 6, 2026. All data from the San Diego MLS. Report © 2026 ShowingTime Plus, LLC. Percent changes are calculated using rounded figures.