Local Market Update for April 2026

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

92056

Oceanside East

Detached	April			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 4-2025**	**Thru 4-2026**	**% Change**
New Listings	46	**42**	- 8.7%	152	**145**	- 4.6%
Pending Sales	23	**37**	+ 60.9%	112	**117**	+ 4.5%
Closed Sales	34	**31**	- 8.8%	104	**100**	- 3.8%
Median Sales Price*	$940,000	**$1,026,000**	+ 9.1%	$962,500	**$974,500**	+ 1.2%
Percent of Original List Price Received*	100.8%	**100.8%**	0.0%	99.6%	**97.9%**	- 1.7%
Days on Market Until Sale	39	**29**	- 25.6%	39	**37**	- 5.1%
Inventory of Homes for Sale	66	**35**	- 47.0%	—	**—**	—
Months Supply of Inventory	2.4	**1.3**	- 45.8%	—	**—**	—

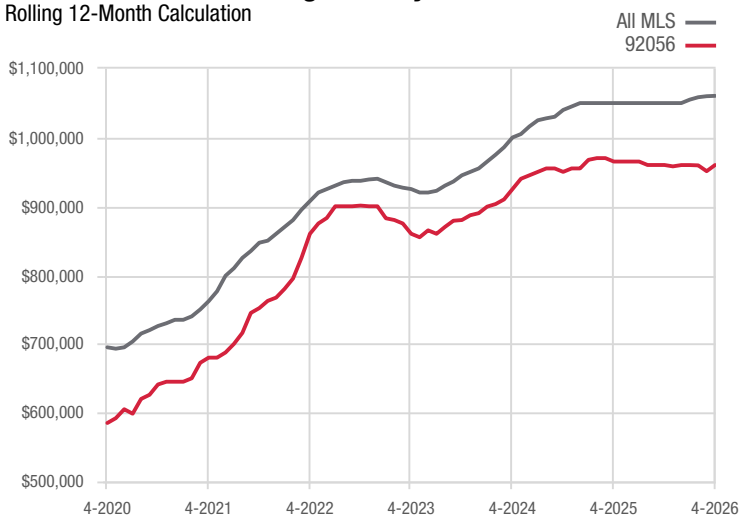
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	April			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 4-2025**	**Thru 4-2026**	**% Change**
New Listings	35	**31**	- 11.4%	149	**134**	- 10.1%
Pending Sales	25	**23**	- 8.0%	104	**107**	+ 2.9%
Closed Sales	32	**33**	+ 3.1%	103	**100**	- 2.9%
Median Sales Price*	$760,000	**$738,250**	- 2.9%	$740,000	**$707,500**	- 4.4%
Percent of Original List Price Received*	98.8%	**98.5%**	- 0.3%	98.2%	**98.4%**	+ 0.2%
Days on Market Until Sale	25	**44**	+ 76.0%	46	**45**	- 2.2%
Inventory of Homes for Sale	65	**46**	- 29.2%	—	**—**	—
Months Supply of Inventory	2.9	**1.9**	- 34.5%	—	**—**	—

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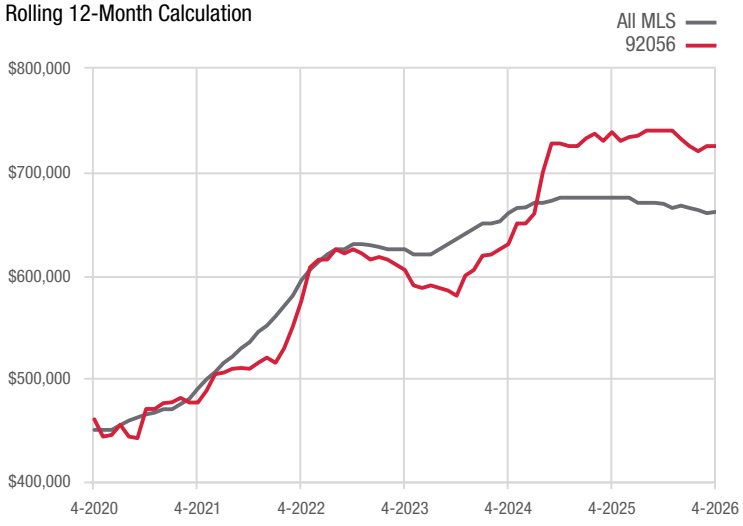
Median Sales Price - Single Family

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.