Local Market Update for April 2026

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

92058

Oceanside (Central)

Detached	April			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 4-2025**	**Thru 4-2026**	**% Change**
New Listings	9	**10**	+ 11.1%	35	**38**	+ 8.6%
Pending Sales	5	**11**	+ 120.0%	20	**27**	+ 35.0%
Closed Sales	6	**7**	+ 16.7%	22	**20**	- 9.1%
Median Sales Price*	$1,015,000	**$930,000**	- 8.4%	$990,500	**$908,000**	- 8.3%
Percent of Original List Price Received*	98.3%	**99.8%**	+ 1.5%	98.7%	**99.7%**	+ 1.0%
Days on Market Until Sale	32	**50**	+ 56.3%	32	**46**	+ 43.8%
Inventory of Homes for Sale	17	**12**	- 29.4%	—	—	—
Months Supply of Inventory	2.9	**2.2**	- 24.1%	—	—	—

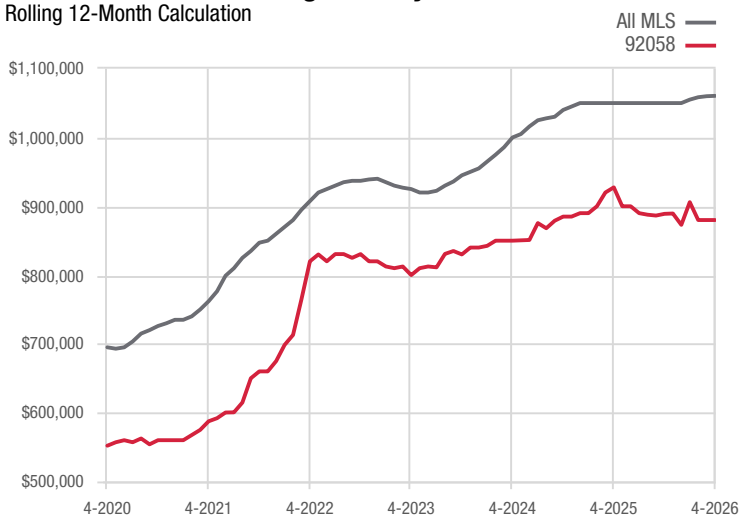
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	April			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 4-2025**	**Thru 4-2026**	**% Change**
New Listings	11	**5**	- 54.5%	28	**27**	- 3.6%
Pending Sales	6	**3**	- 50.0%	16	**16**	0.0%
Closed Sales	1	**5**	+ 400.0%	14	**14**	0.0%
Median Sales Price*	$485,000	**$529,999**	+ 9.3%	$508,905	**$545,000**	+ 7.1%
Percent of Original List Price Received*	103.2%	**102.3%**	- 0.9%	103.2%	**101.1%**	- 2.0%
Days on Market Until Sale	18	**25**	+ 38.9%	64	**41**	- 35.9%
Inventory of Homes for Sale	14	**12**	- 14.3%	—	—	—
Months Supply of Inventory	2.5	**2.6**	+ 4.0%	—	—	—

* 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.

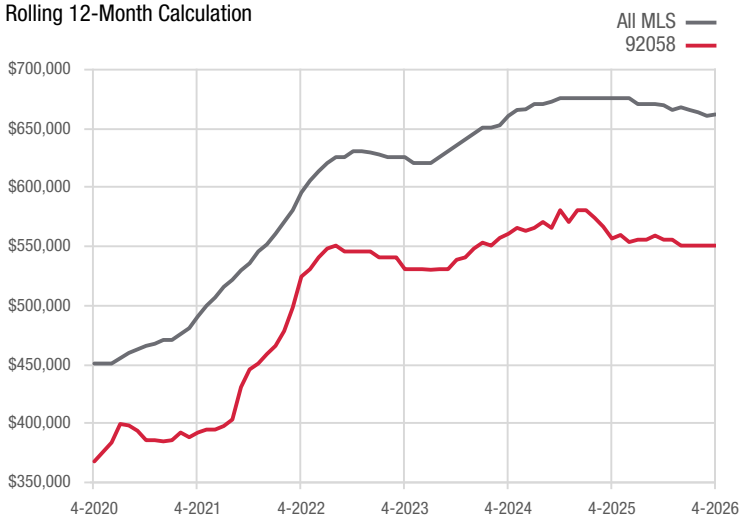
Median Sales Price - Single Family

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.