Local Market Update for July 2026

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

92054

Oceanside South

Detached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	20	**15**	- 25.0%	160	**168**	+ 5.0%
Pending Sales	18	**12**	- 33.3%	106	**131**	+ 23.6%
Closed Sales	20	**18**	- 10.0%	102	**124**	+ 21.6%
Median Sales Price*	$1,327,500	**$1,352,000**	+ 1.8%	$1,262,500	**$1,343,000**	+ 6.4%
Percent of Original List Price Received*	95.9%	**98.9%**	+ 3.1%	97.7%	**98.1%**	+ 0.4%
Days on Market Until Sale	47	**31**	- 34.0%	48	**31**	- 35.4%
Inventory of Homes for Sale	47	**24**	- 48.9%	—	**—**	—
Months Supply of Inventory	3.0	**1.5**	- 50.0%	—	**—**	—

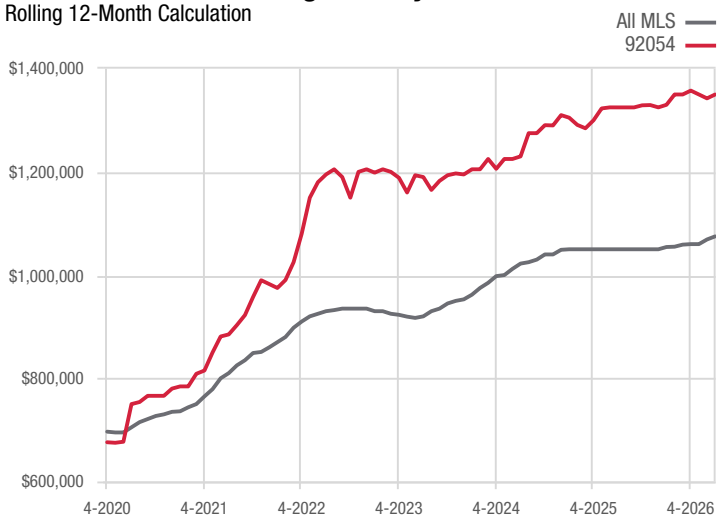
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	24	**21**	- 12.5%	160	**159**	- 0.6%
Pending Sales	11	**8**	- 27.3%	84	**86**	+ 2.4%
Closed Sales	11	**11**	0.0%	84	**83**	- 1.2%
Median Sales Price*	$920,600	**$1,090,000**	+ 18.4%	$862,500	**$962,500**	+ 11.6%
Percent of Original List Price Received*	97.3%	**95.4%**	- 2.0%	96.3%	**96.4%**	+ 0.1%
Days on Market Until Sale	30	**101**	+ 236.7%	51	**52**	+ 2.0%
Inventory of Homes for Sale	52	**58**	+ 11.5%	—	**—**	—
Months Supply of Inventory	4.2	**4.7**	+ 11.9%	—	**—**	—

* 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.

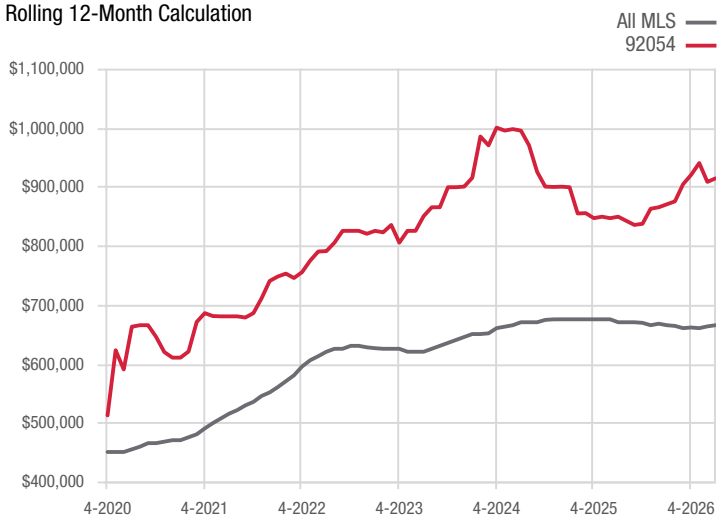
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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Current as of August 5, 2026. All data from the San Diego MLS. Report © 2026 ShowingTime Plus, LLC. Percent changes are calculated using rounded figures.