Local Market Update for July 2026

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

92056

Oceanside East

Detached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	28	**30**	+ 7.1%	259	**260**	+ 0.4%
Pending Sales	26	**34**	+ 30.8%	190	**209**	+ 10.0%
Closed Sales	27	**32**	+ 18.5%	184	**196**	+ 6.5%
Median Sales Price*	$942,000	**$995,000**	+ 5.6%	$965,000	**$995,000**	+ 3.1%
Percent of Original List Price Received*	96.6%	**98.1%**	+ 1.6%	98.9%	**98.9%**	0.0%
Days on Market Until Sale	37	**31**	- 16.2%	36	**32**	- 11.1%
Inventory of Homes for Sale	58	**37**	- 36.2%	—	—	—
Months Supply of Inventory	2.3	**1.3**	- 43.5%	—	—	—

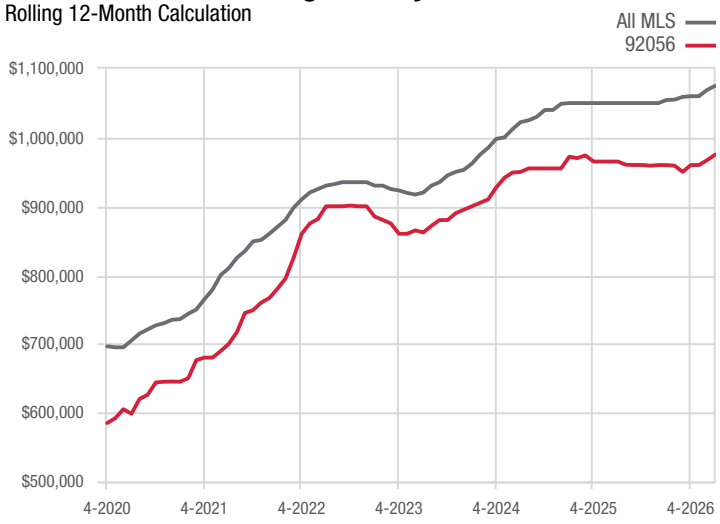
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	34	**28**	- 17.6%	252	**229**	- 9.1%
Pending Sales	27	**19**	- 29.6%	182	**166**	- 8.8%
Closed Sales	24	**24**	0.0%	180	**164**	- 8.9%
Median Sales Price*	$765,000	**$628,000**	- 17.9%	$734,900	**$691,500**	- 5.9%
Percent of Original List Price Received*	98.0%	**97.4%**	- 0.6%	98.5%	**98.2%**	- 0.3%
Days on Market Until Sale	57	**40**	- 29.8%	47	**41**	- 12.8%
Inventory of Homes for Sale	66	**56**	- 15.2%	—	—	—
Months Supply of Inventory	2.8	**2.5**	- 10.7%	—	—	—

* 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.

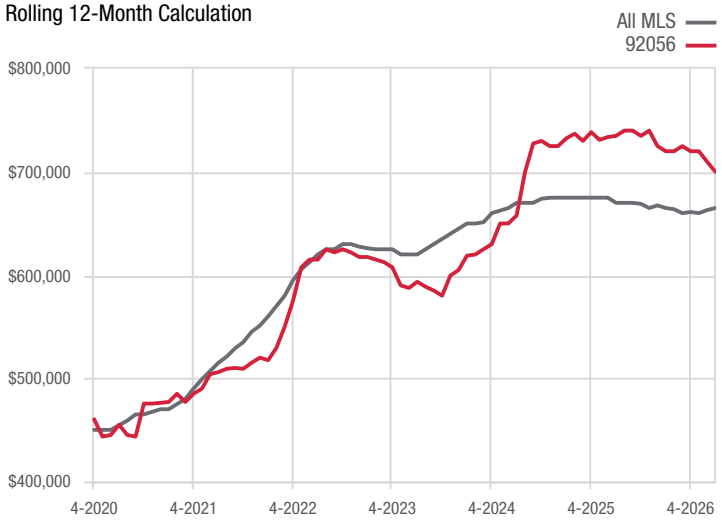
Median Sales Price - Single Family

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.