Local Market Update for July 2026

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

92057

Oceanside North

Detached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	53	**34**	- 35.8%	322	**280**	- 13.0%
Pending Sales	33	**40**	+ 21.2%	209	**230**	+ 10.0%
Closed Sales	36	**44**	+ 22.2%	188	**223**	+ 18.6%
Median Sales Price*	$917,500	**$930,000**	+ 1.4%	$900,000	**$919,000**	+ 2.1%
Percent of Original List Price Received*	97.2%	**98.2%**	+ 1.0%	98.3%	**98.7%**	+ 0.4%
Days on Market Until Sale	32	**31**	- 3.1%	37	**42**	+ 13.5%
Inventory of Homes for Sale	81	**46**	- 43.2%	—	—	—
Months Supply of Inventory	2.9	**1.5**	- 48.3%	—	—	—

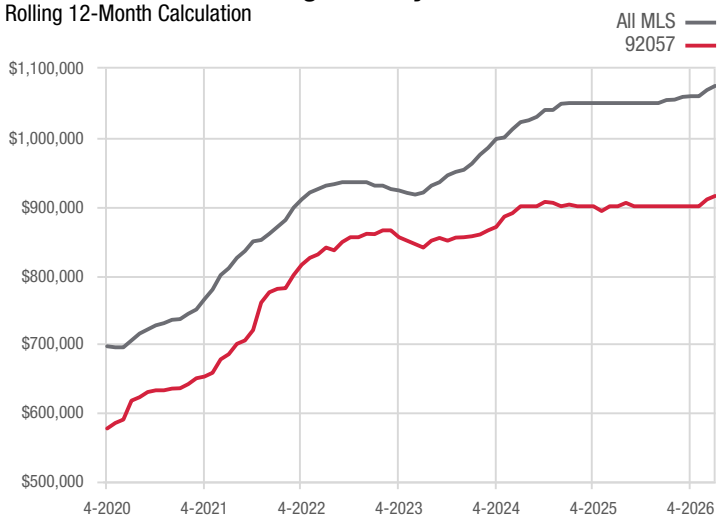
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	33	**34**	+ 3.0%	278	**256**	- 7.9%
Pending Sales	17	**17**	0.0%	157	**159**	+ 1.3%
Closed Sales	25	**26**	+ 4.0%	153	**158**	+ 3.3%
Median Sales Price*	$545,000	**$542,500**	- 0.5%	$550,000	**$550,000**	0.0%
Percent of Original List Price Received*	96.4%	**97.9%**	+ 1.6%	97.4%	**97.6%**	+ 0.2%
Days on Market Until Sale	34	**34**	0.0%	39	**49**	+ 25.6%
Inventory of Homes for Sale	83	**80**	- 3.6%	—	—	—
Months Supply of Inventory	3.9	**3.8**	- 2.6%	—	—	—

* 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.

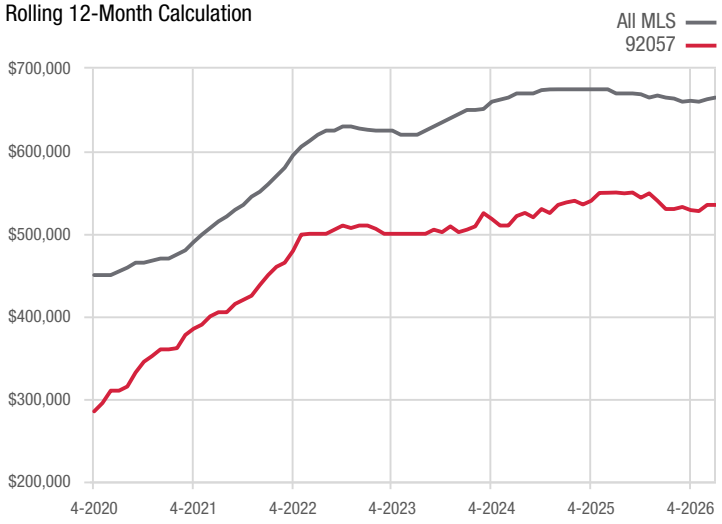
Median Sales Price - Single Family

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.