Local Market Update for July 2026

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

92058

Oceanside (Central)

Detached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	15	**1**	- 93.3%	67	**56**	- 16.4%
Pending Sales	7	**4**	- 42.9%	37	**44**	+ 18.9%
Closed Sales	4	**4**	0.0%	36	**45**	+ 25.0%
Median Sales Price*	$842,500	**$930,000**	+ 10.4%	$900,500	**$906,000**	+ 0.6%
Percent of Original List Price Received*	98.9%	**98.2%**	- 0.7%	98.6%	**99.7%**	+ 1.1%
Days on Market Until Sale	44	**62**	+ 40.9%	34	**37**	+ 8.8%
Inventory of Homes for Sale	22	**7**	- 68.2%	—	**—**	—
Months Supply of Inventory	4.1	**1.3**	- 68.3%	—	**—**	—

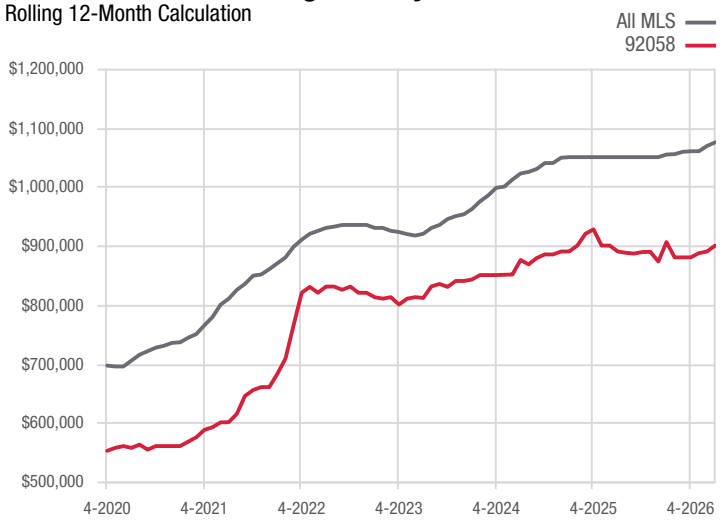
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	12	**13**	+ 8.3%	55	**62**	+ 12.7%
Pending Sales	4	**5**	+ 25.0%	33	**32**	- 3.0%
Closed Sales	5	**7**	+ 40.0%	33	**32**	- 3.0%
Median Sales Price*	$555,000	**$549,990**	- 0.9%	$555,000	**$542,495**	- 2.3%
Percent of Original List Price Received*	99.7%	**99.5%**	- 0.2%	100.6%	**99.7%**	- 0.9%
Days on Market Until Sale	28	**29**	+ 3.6%	43	**41**	- 4.7%
Inventory of Homes for Sale	17	**28**	+ 64.7%	—	**—**	—
Months Supply of Inventory	3.2	**6.1**	+ 90.6%	—	**—**	—

* 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.

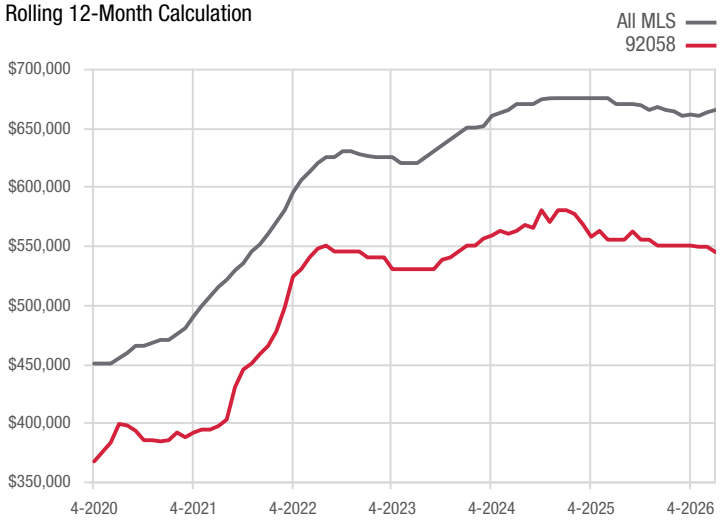
Median Sales Price - Single Family

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.