Local Market Update for August 2026

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

92056

Oceanside East

Detached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	29	**37**	+ 27.6%	286	**298**	+ 4.2%
Pending Sales	20	**24**	+ 20.0%	210	**233**	+ 11.0%
Closed Sales	20	**29**	+ 45.0%	204	**228**	+ 11.8%
Median Sales Price*	$893,275	**$993,150**	+ 11.2%	$952,000	**$995,000**	+ 4.5%
Percent of Original List Price Received*	99.0%	**98.3%**	- 0.7%	98.9%	**98.8%**	- 0.1%
Days on Market Until Sale	36	**37**	+ 2.8%	36	**32**	- 11.1%
Inventory of Homes for Sale	57	**40**	- 29.8%	—	**—**	—
Months Supply of Inventory	2.3	**1.4**	- 39.1%	—	**—**	—

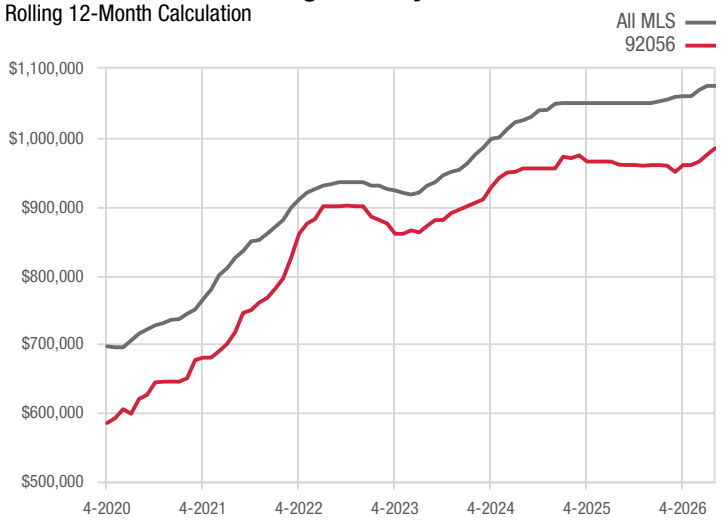
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	25	**33**	+ 32.0%	274	**267**	- 2.6%
Pending Sales	25	**26**	+ 4.0%	207	**194**	- 6.3%
Closed Sales	27	**15**	- 44.4%	207	**179**	- 13.5%
Median Sales Price*	$760,000	**$740,000**	- 2.6%	$742,500	**$692,000**	- 6.8%
Percent of Original List Price Received*	94.7%	**94.4%**	- 0.3%	98.0%	**97.9%**	- 0.1%
Days on Market Until Sale	46	**33**	- 28.3%	46	**40**	- 13.0%
Inventory of Homes for Sale	54	**46**	- 14.8%	—	**—**	—
Months Supply of Inventory	2.3	**2.0**	- 13.0%	—	**—**	—

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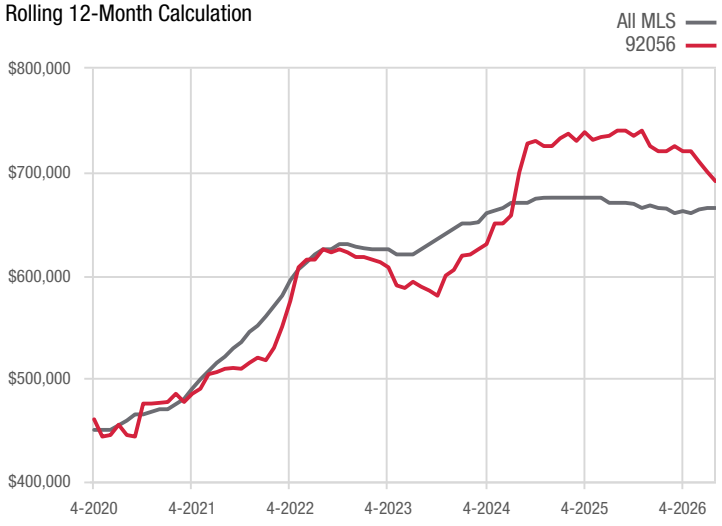
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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