Local Market Update for August 2026

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

92057

Oceanside North

Detached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	38	**48**	+ 26.3%	357	**337**	- 5.6%
Pending Sales	34	**24**	- 29.4%	243	**252**	+ 3.7%
Closed Sales	43	**27**	- 37.2%	231	**250**	+ 8.2%
Median Sales Price*	$925,000	**$890,000**	- 3.8%	$915,000	**$918,000**	+ 0.3%
Percent of Original List Price Received*	97.3%	**96.9%**	- 0.4%	98.1%	**98.5%**	+ 0.4%
Days on Market Until Sale	37	**36**	- 2.7%	37	**42**	+ 13.5%
Inventory of Homes for Sale	75	**60**	- 20.0%	—	**—**	—
Months Supply of Inventory	2.7	**2.0**	- 25.9%	—	**—**	—

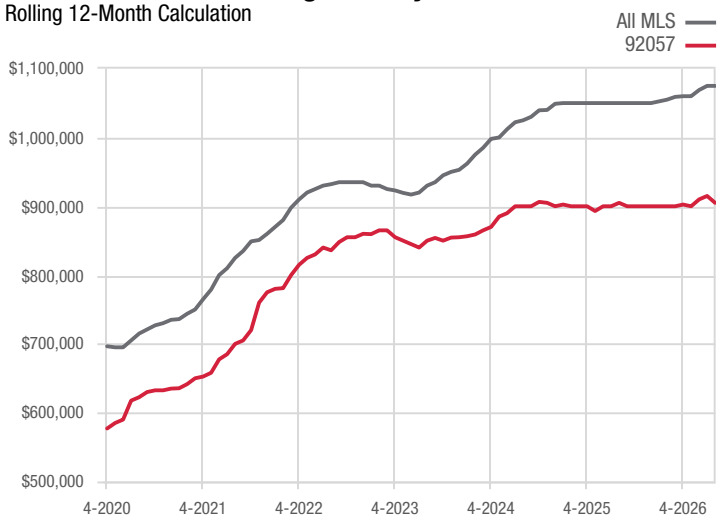
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	27	**30**	+ 11.1%	303	**294**	- 3.0%
Pending Sales	25	**23**	- 8.0%	182	**186**	+ 2.2%
Closed Sales	20	**16**	- 20.0%	173	**174**	+ 0.6%
Median Sales Price*	$531,250	**$590,000**	+ 11.1%	$550,000	**$550,000**	0.0%
Percent of Original List Price Received*	96.8%	**101.4%**	+ 4.8%	97.3%	**97.9%**	+ 0.6%
Days on Market Until Sale	56	**39**	- 30.4%	41	**48**	+ 17.1%
Inventory of Homes for Sale	67	**65**	- 3.0%	—	**—**	—
Months Supply of Inventory	3.1	**3.0**	- 3.2%	—	**—**	—

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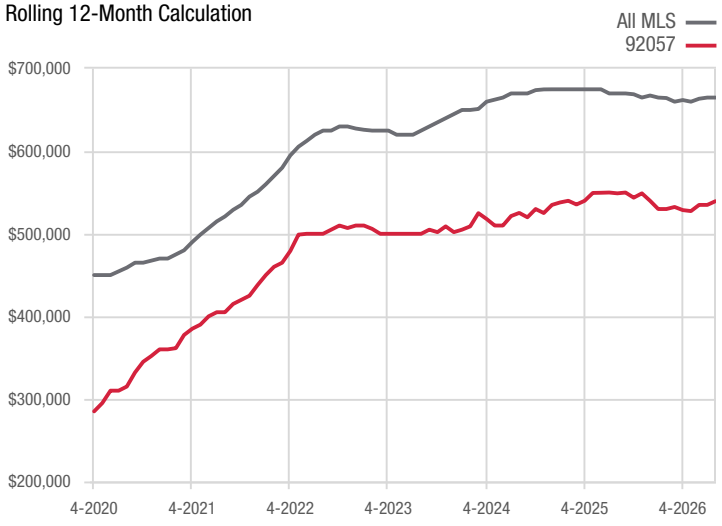
Median Sales Price - Single Family

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.