Local Market Update for August 2026

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

92058

Oceanside (Central)

Detached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	5	**8**	+ 60.0%	72	**66**	- 8.3%
Pending Sales	6	**3**	- 50.0%	43	**47**	+ 9.3%
Closed Sales	10	**4**	- 60.0%	46	**49**	+ 6.5%
Median Sales Price*	$871,500	**$867,000**	- 0.5%	$873,000	**$903,000**	+ 3.4%
Percent of Original List Price Received*	99.8%	**98.6%**	- 1.2%	98.9%	**99.6%**	+ 0.7%
Days on Market Until Sale	17	**55**	+ 223.5%	30	**39**	+ 30.0%
Inventory of Homes for Sale	17	**11**	- 35.3%	—	—	—
Months Supply of Inventory	3.0	**2.1**	- 30.0%	—	—	—

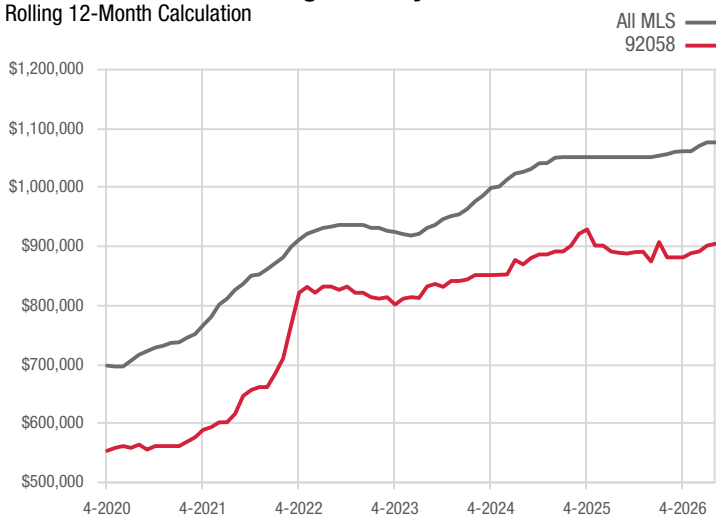
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	10	**5**	- 50.0%	65	**69**	+ 6.2%
Pending Sales	7	**5**	- 28.6%	40	**38**	- 5.0%
Closed Sales	4	**4**	0.0%	37	**36**	- 2.7%
Median Sales Price*	$556,000	**$589,500**	+ 6.0%	$555,000	**$549,995**	- 0.9%
Percent of Original List Price Received*	97.0%	**96.6%**	- 0.4%	100.2%	**99.3%**	- 0.9%
Days on Market Until Sale	43	**27**	- 37.2%	43	**40**	- 7.0%
Inventory of Homes for Sale	14	**22**	+ 57.1%	—	—	—
Months Supply of Inventory	2.6	**4.9**	+ 88.5%	—	—	—

* 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.

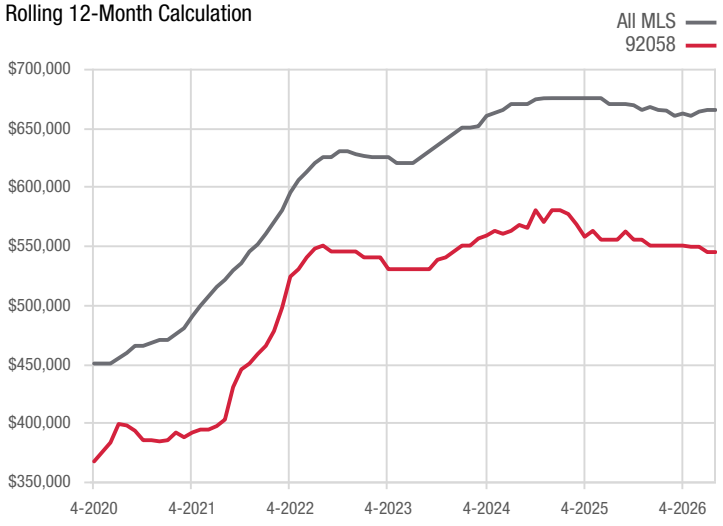
Median Sales Price - Single Family

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.