

92054

Oceanside South

Detached	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	16	15	- 6.3%	175	186	+ 6.3%
Pending Sales	12	6	- 50.0%	118	136	+ 15.3%
Closed Sales	18	5	- 72.2%	120	132	+ 10.0%
Median Sales Price*	\$1,312,626	\$1,055,000	- 19.6%	\$1,262,500	\$1,343,000	+ 6.4%
Percent of Original List Price Received*	96.9%	95.8%	- 1.1%	97.6%	98.1%	+ 0.5%
Days on Market Until Sale	63	51	- 19.0%	50	32	- 36.0%
Inventory of Homes for Sale	41	28	- 31.7%	—	—	—
Months Supply of Inventory	2.7	1.8	- 33.3%	—	—	—

* 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	August			Year to Date		
Key Metrics	2025	2026	% Change	Thru 8-2025	Thru 8-2026	% Change
New Listings	32	29	- 9.4%	189	187	- 1.1%
Pending Sales	11	11	0.0%	95	102	+ 7.4%
Closed Sales	8	12	+ 50.0%	92	95	+ 3.3%
Median Sales Price*	\$735,000	\$982,500	+ 33.7%	\$849,000	\$970,000	+ 14.3%
Percent of Original List Price Received*	101.9%	95.2%	- 6.6%	96.8%	96.2%	- 0.6%
Days on Market Until Sale	94	64	- 31.9%	55	54	- 1.8%
Inventory of Homes for Sale	54	57	+ 5.6%	—	—	—
Months Supply of Inventory	4.4	4.5	+ 2.3%	—	—	—

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