

Local Market Update for September 2026

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

92054

Oceanside South

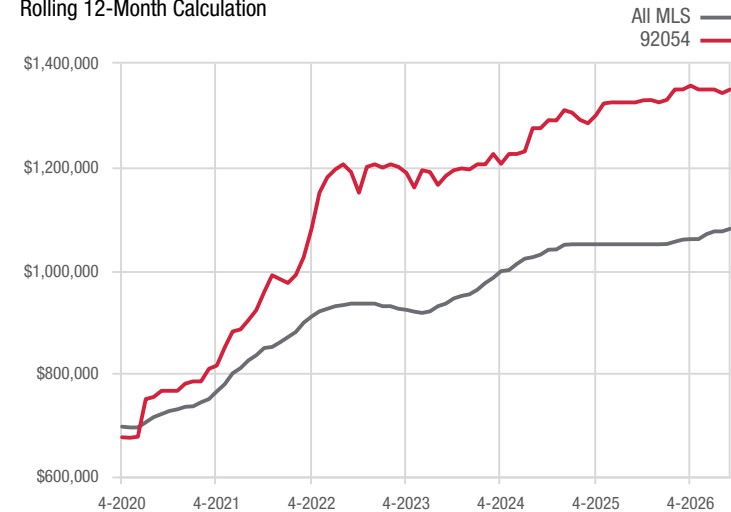
Detached	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	23	20	- 13.0%	199	206	+ 3.5%
Pending Sales	14	14	0.0%	132	152	+ 15.2%
Closed Sales	8	10	+ 25.0%	128	144	+ 12.5%
Median Sales Price*	\$1,139,950	\$1,425,964	+ 25.1%	\$1,253,126	\$1,350,000	+ 7.7%
Percent of Original List Price Received*	94.4%	99.6%	+ 5.5%	97.4%	98.2%	+ 0.8%
Days on Market Until Sale	58	31	- 46.6%	51	33	- 35.3%
Inventory of Homes for Sale	39	26	- 33.3%	—	—	—
Months Supply of Inventory	2.7	1.6	- 40.7%	—	—	—

* 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	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	29	21	- 27.6%	218	204	- 6.4%
Pending Sales	18	11	- 38.9%	113	113	0.0%
Closed Sales	14	13	- 7.1%	106	109	+ 2.8%
Median Sales Price*	\$789,500	\$865,000	+ 9.6%	\$837,000	\$945,000	+ 12.9%
Percent of Original List Price Received*	97.8%	95.7%	- 2.1%	96.9%	96.1%	- 0.8%
Days on Market Until Sale	27	52	+ 92.6%	51	53	+ 3.9%
Inventory of Homes for Sale	56	51	- 8.9%	—	—	—
Months Supply of Inventory	4.6	4.2	- 8.7%	—	—	—

* 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

