

Local Market Update for September 2026

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

92056

Oceanside East

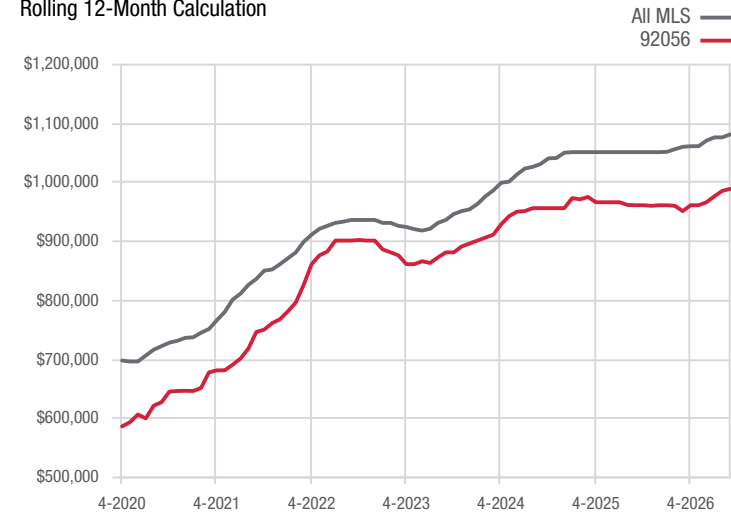
Detached	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	55	38	- 30.9%	342	329	- 3.8%
Pending Sales	34	27	- 20.6%	244	258	+ 5.7%
Closed Sales	21	24	+ 14.3%	225	252	+ 12.0%
Median Sales Price*	\$999,000	\$1,032,500	+ 3.4%	\$960,000	\$997,500	+ 3.9%
Percent of Original List Price Received*	96.6%	98.9%	+ 2.4%	98.7%	98.8%	+ 0.1%
Days on Market Until Sale	35	29	- 17.1%	36	32	- 11.1%
Inventory of Homes for Sale	65	43	- 33.8%	—	—	—
Months Supply of Inventory	2.5	1.6	- 36.0%	—	—	—

* 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	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	30	33	+ 10.0%	306	298	- 2.6%
Pending Sales	17	16	- 5.9%	224	211	- 5.8%
Closed Sales	21	28	+ 33.3%	228	211	- 7.5%
Median Sales Price*	\$720,000	\$767,500	+ 6.6%	\$740,000	\$699,000	- 5.5%
Percent of Original List Price Received*	99.1%	98.6%	- 0.5%	98.1%	97.9%	- 0.2%
Days on Market Until Sale	36	34	- 5.6%	45	39	- 13.3%
Inventory of Homes for Sale	57	48	- 15.8%	—	—	—
Months Supply of Inventory	2.4	2.1	- 12.5%	—	—	—

* 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

