

Local Market Update for September 2026

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

92058

Oceanside (Central)

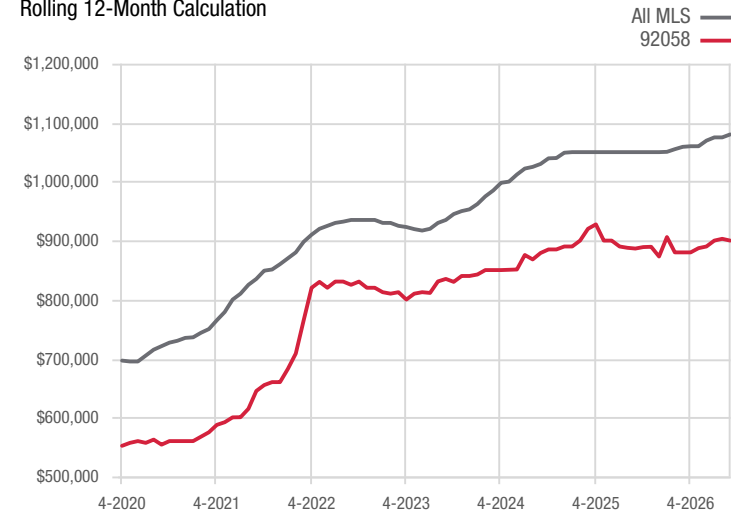
Detached	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	5	6	+ 20.0%	78	71	- 9.0%
Pending Sales	3	2	- 33.3%	46	49	+ 6.5%
Closed Sales	4	4	0.0%	50	53	+ 6.0%
Median Sales Price*	\$830,000	\$785,500	- 5.4%	\$864,500	\$890,000	+ 2.9%
Percent of Original List Price Received*	92.7%	102.2%	+ 10.2%	98.4%	99.8%	+ 1.4%
Days on Market Until Sale	72	16	- 77.8%	34	37	+ 8.8%
Inventory of Homes for Sale	12	14	+ 16.7%	—	—	—
Months Supply of Inventory	2.2	2.7	+ 22.7%	—	—	—

* 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	8	5	- 37.5%	73	71	- 2.7%
Pending Sales	5	5	0.0%	45	44	- 2.2%
Closed Sales	7	7	0.0%	44	43	- 2.3%
Median Sales Price*	\$569,000	\$540,000	- 5.1%	\$555,000	\$549,990	- 0.9%
Percent of Original List Price Received*	98.4%	107.0%	+ 8.7%	99.9%	100.6%	+ 0.7%
Days on Market Until Sale	29	57	+ 96.6%	41	42	+ 2.4%
Inventory of Homes for Sale	15	18	+ 20.0%	—	—	—
Months Supply of Inventory	3.0	3.9	+ 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.

Median Sales Price - Single Family
Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo
Rolling 12-Month Calculation

