Local Market Update for October 2026

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

92054

Oceanside South

Detached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	23	**18**	- 21.7%	222	**225**	+ 1.4%
Pending Sales	21	**8**	- 61.9%	153	**160**	+ 4.6%
Closed Sales	20	**19**	- 5.0%	148	**163**	+ 10.1%
Median Sales Price*	$1,430,000	**$1,275,000**	- 10.8%	$1,312,500	**$1,336,000**	+ 1.8%
Percent of Original List Price Received*	97.6%	**98.2%**	+ 0.6%	97.4%	**98.2%**	+ 0.8%
Days on Market Until Sale	70	**56**	- 20.0%	54	**35**	- 35.2%
Inventory of Homes for Sale	31	**30**	- 3.2%	—	**—**	—
Months Supply of Inventory	2.1	**2.0**	- 4.8%	—	**—**	—

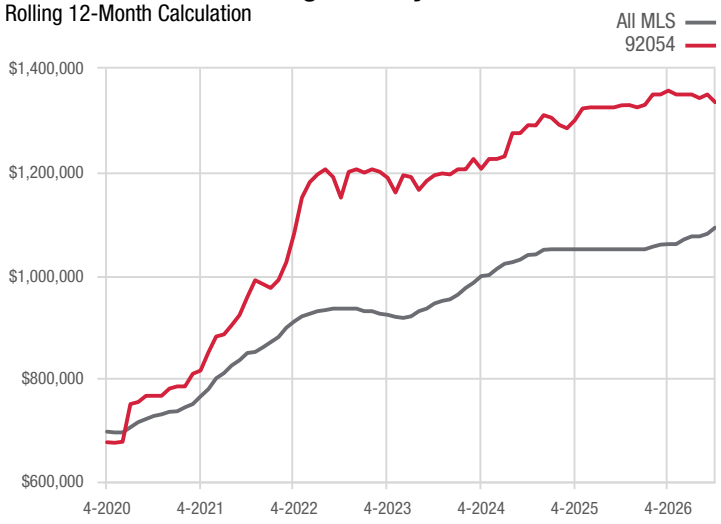
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	26	**28**	+ 7.7%	244	**233**	- 4.5%
Pending Sales	13	**10**	- 23.1%	126	**125**	- 0.8%
Closed Sales	14	**13**	- 7.1%	120	**122**	+ 1.7%
Median Sales Price*	$897,500	**$1,115,000**	+ 24.2%	$849,000	**$950,000**	+ 11.9%
Percent of Original List Price Received*	97.9%	**96.7%**	- 1.2%	97.0%	**96.2%**	- 0.8%
Days on Market Until Sale	48	**59**	+ 22.9%	51	**54**	+ 5.9%
Inventory of Homes for Sale	53	**50**	- 5.7%	—	**—**	—
Months Supply of Inventory	4.5	**4.1**	- 8.9%	—	**—**	—

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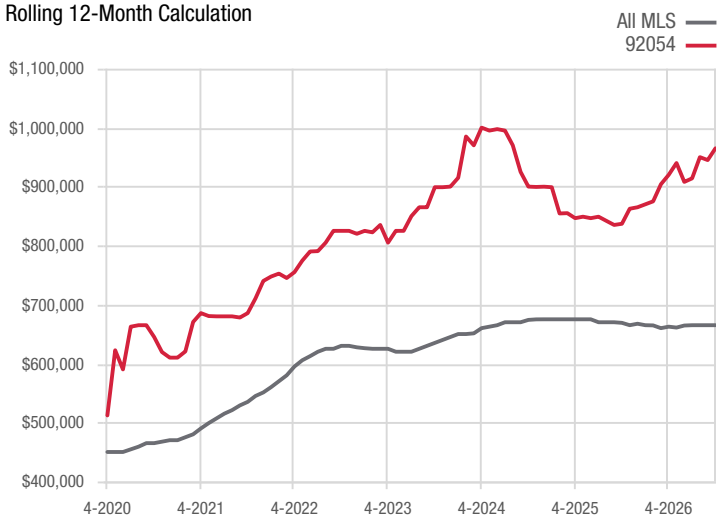
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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Current as of November 5, 2026. All data from the San Diego MLS. Report © 2026 ShowingTime Plus, LLC. Percent changes are calculated using rounded figures.