Local Market Update for October 2026

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

92056

Oceanside East

Detached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	34	**24**	- 29.4%	376	**354**	- 5.9%
Pending Sales	40	**23**	- 42.5%	284	**282**	- 0.7%
Closed Sales	35	**24**	- 31.4%	260	**277**	+ 6.5%
Median Sales Price*	$948,000	**$919,000**	- 3.1%	$958,000	**$990,000**	+ 3.3%
Percent of Original List Price Received*	97.2%	**97.1%**	- 0.1%	98.5%	**98.7%**	+ 0.2%
Days on Market Until Sale	41	**29**	- 29.3%	36	**32**	- 11.1%
Inventory of Homes for Sale	43	**40**	- 7.0%	—	**—**	—
Months Supply of Inventory	1.6	**1.5**	- 6.3%	—	**—**	—

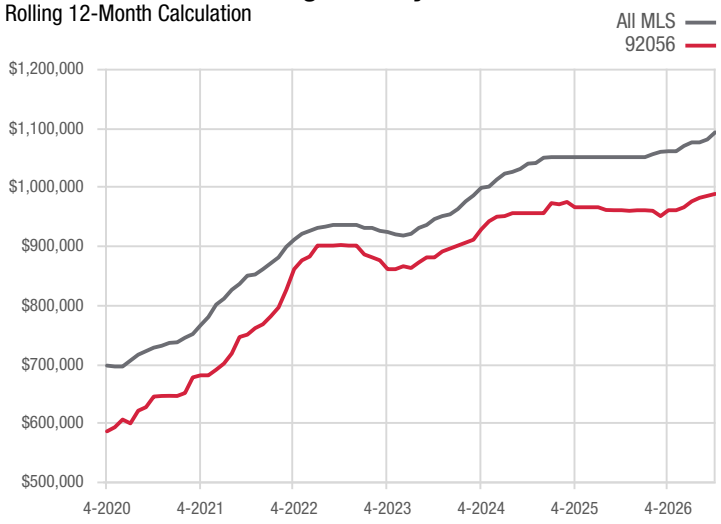
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	42	**16**	- 61.9%	348	**314**	- 9.8%
Pending Sales	28	**14**	- 50.0%	252	**227**	- 9.9%
Closed Sales	19	**15**	- 21.1%	247	**226**	- 8.5%
Median Sales Price*	$575,000	**$690,000**	+ 20.0%	$733,700	**$697,250**	- 5.0%
Percent of Original List Price Received*	97.8%	**97.9%**	+ 0.1%	98.1%	**97.9%**	- 0.2%
Days on Market Until Sale	40	**51**	+ 27.5%	45	**40**	- 11.1%
Inventory of Homes for Sale	63	**34**	- 46.0%	—	**—**	—
Months Supply of Inventory	2.6	**1.6**	- 38.5%	—	**—**	—

* 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.

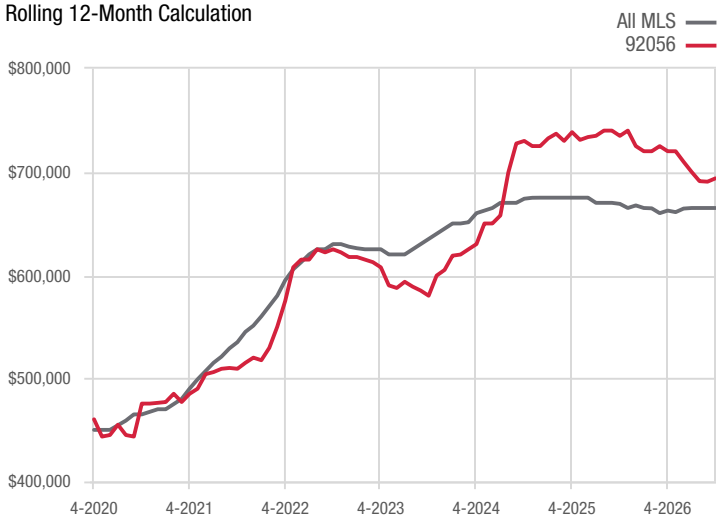
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



SAN DIEGO | MLS

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.