Local Market Update for October 2026

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

92057

Oceanside North

Detached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	37	**29**	- 21.6%	433	**409**	- 5.5%
Pending Sales	33	**19**	- 42.4%	317	**303**	- 4.4%
Closed Sales	42	**29**	- 31.0%	304	**310**	+ 2.0%
Median Sales Price*	$920,000	**$910,000**	- 1.1%	$915,000	**$917,500**	+ 0.3%
Percent of Original List Price Received*	97.9%	**99.3%**	+ 1.4%	97.9%	**98.6%**	+ 0.7%
Days on Market Until Sale	46	**36**	- 21.7%	38	**41**	+ 7.9%
Inventory of Homes for Sale	55	**74**	+ 34.5%	—	**—**	—
Months Supply of Inventory	1.9	**2.6**	+ 36.8%	—	**—**	—

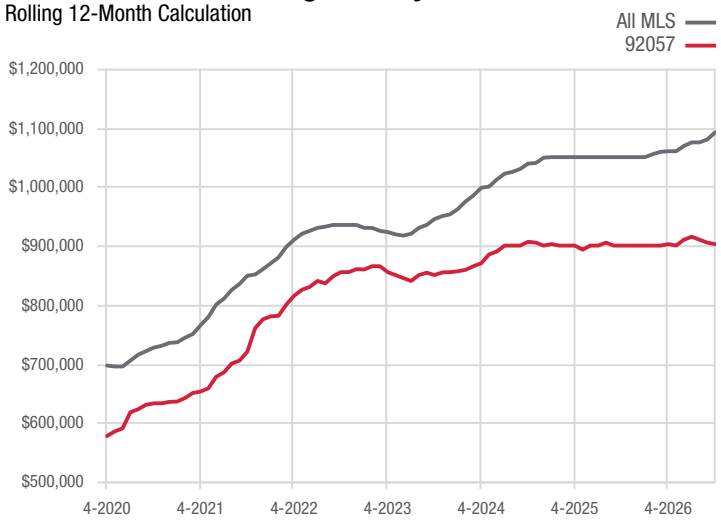
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	30	**38**	+ 26.7%	366	**357**	- 2.5%
Pending Sales	29	**23**	- 20.7%	224	**222**	- 0.9%
Closed Sales	19	**6**	- 68.4%	211	**207**	- 1.9%
Median Sales Price*	$512,000	**$499,500**	- 2.4%	$549,900	**$550,000**	+ 0.0%
Percent of Original List Price Received*	97.1%	**100.0%**	+ 3.0%	97.1%	**97.9%**	+ 0.8%
Days on Market Until Sale	36	**30**	- 16.7%	43	**48**	+ 11.6%
Inventory of Homes for Sale	59	**81**	+ 37.3%	—	**—**	—
Months Supply of Inventory	2.8	**3.9**	+ 39.3%	—	**—**	—

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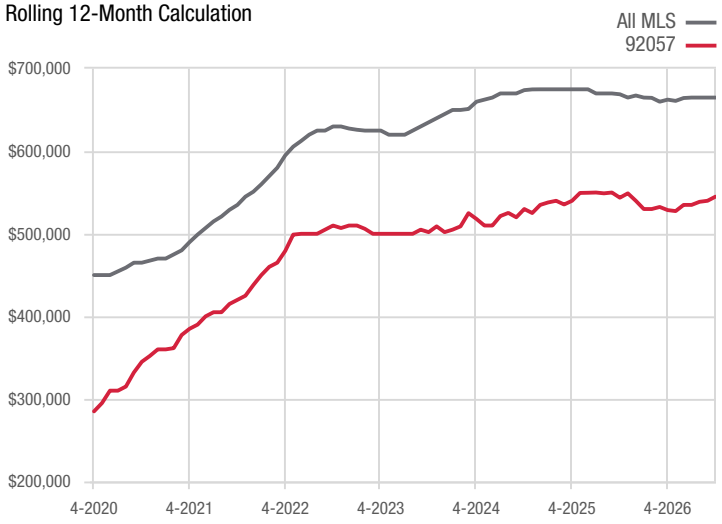
Median Sales Price - Single Family

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.