Local Market Update for October 2026

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

92058

Oceanside (Central)

Detached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	6	**4**	- 33.3%	84	**75**	- 10.7%
Pending Sales	3	**2**	- 33.3%	49	**50**	+ 2.0%
Closed Sales	4	**1**	- 75.0%	54	**54**	0.0%
Median Sales Price*	$907,500	**$815,000**	- 10.2%	$865,500	**$887,693**	+ 2.6%
Percent of Original List Price Received*	94.7%	**102.0%**	+ 7.7%	98.1%	**99.8%**	+ 1.7%
Days on Market Until Sale	43	**48**	+ 11.6%	34	**37**	+ 8.8%
Inventory of Homes for Sale	11	**13**	+ 18.2%	—	**—**	—
Months Supply of Inventory	2.2	**2.6**	+ 18.2%	—	**—**	—

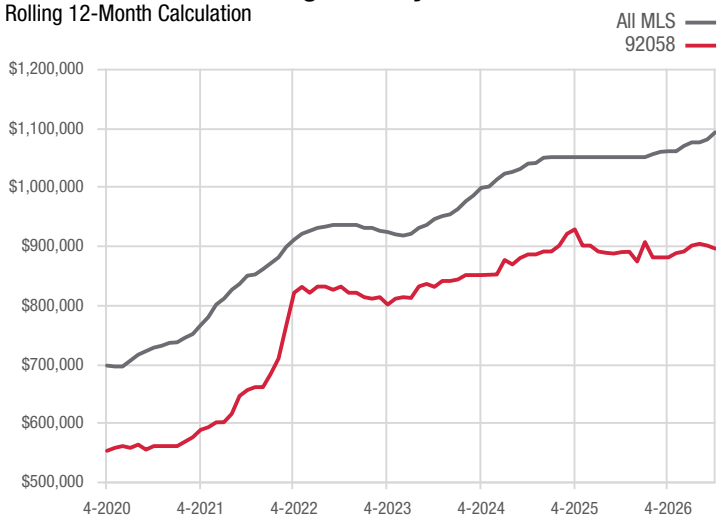
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	7	**7**	0.0%	80	**78**	- 2.5%
Pending Sales	5	**2**	- 60.0%	50	**47**	- 6.0%
Closed Sales	7	**4**	- 42.9%	51	**48**	- 5.9%
Median Sales Price*	$539,000	**$495,050**	- 8.2%	$555,000	**$537,500**	- 3.2%
Percent of Original List Price Received*	105.4%	**97.3%**	- 7.7%	100.7%	**100.2%**	- 0.5%
Days on Market Until Sale	44	**40**	- 9.1%	41	**42**	+ 2.4%
Inventory of Homes for Sale	12	**17**	+ 41.7%	—	**—**	—
Months Supply of Inventory	2.5	**3.8**	+ 52.0%	—	**—**	—

* 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.

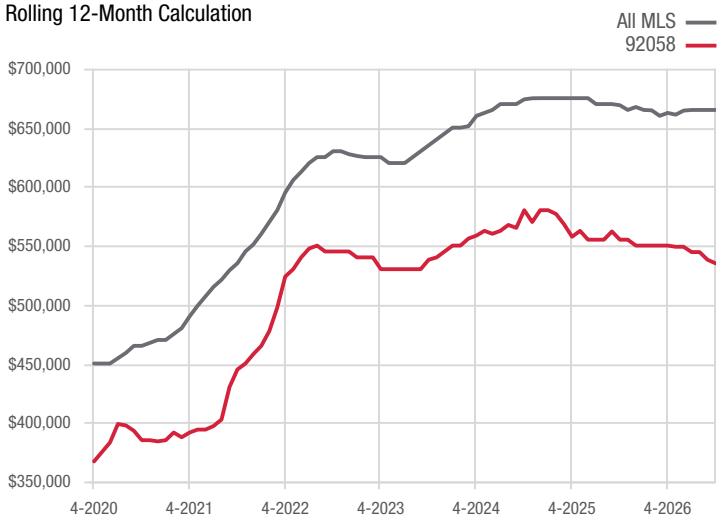
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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.