

# Local Market Update for March 2026

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

## 92054

Oceanside South

Detached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
<b>Key Metrics</b>						
New Listings	26	25	- 3.8%	72	75	+ 4.2%
Pending Sales	17	19	+ 11.8%	48	56	+ 16.7%
Closed Sales	18	17	- 5.6%	48	42	- 12.5%
Median Sales Price*	\$1,290,000	\$1,220,000	- 5.4%	\$1,200,000	\$1,385,000	+ 15.4%
Percent of Original List Price Received*	98.2%	96.5%	- 1.7%	97.8%	98.3%	+ 0.5%
Days on Market Until Sale	65	31	- 52.3%	54	24	- 55.6%
Inventory of Homes for Sale	45	32	- 28.9%	—	—	—
Months Supply of Inventory	2.7	2.1	- 22.2%	—	—	—

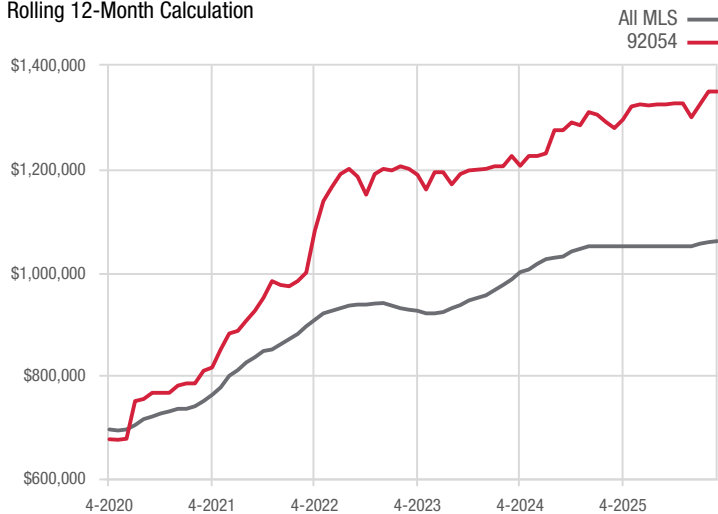
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
<b>Key Metrics</b>						
New Listings	21	26	+ 23.8%	70	76	+ 8.6%
Pending Sales	16	17	+ 6.3%	38	44	+ 15.8%
Closed Sales	11	20	+ 81.8%	29	34	+ 17.2%
Median Sales Price*	\$720,000	\$1,125,000	+ 56.3%	\$850,000	\$978,500	+ 15.1%
Percent of Original List Price Received*	98.2%	96.9%	- 1.3%	96.2%	96.0%	- 0.2%
Days on Market Until Sale	31	42	+ 35.5%	55	43	- 21.8%
Inventory of Homes for Sale	50	49	- 2.0%	—	—	—
Months Supply of Inventory	3.7	3.8	+ 2.7%	—	—	—

\* 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.

### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation

