

Local Market Update for May 2026

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

92054

Oceanside South

Detached	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	21	19	- 9.5%	117	131	+ 12.0%
Pending Sales	10	25	+ 150.0%	73	98	+ 34.2%
Closed Sales	17	14	- 17.6%	73	78	+ 6.8%
Median Sales Price*	\$1,375,000	\$1,274,500	- 7.3%	\$1,255,000	\$1,425,000	+ 13.5%
Percent of Original List Price Received*	97.9%	96.9%	- 1.0%	98.4%	97.7%	- 0.7%
Days on Market Until Sale	47	28	- 40.4%	50	28	- 44.0%
Inventory of Homes for Sale	54	30	- 44.4%	—	—	—
Months Supply of Inventory	3.6	1.8	- 50.0%	—	—	—

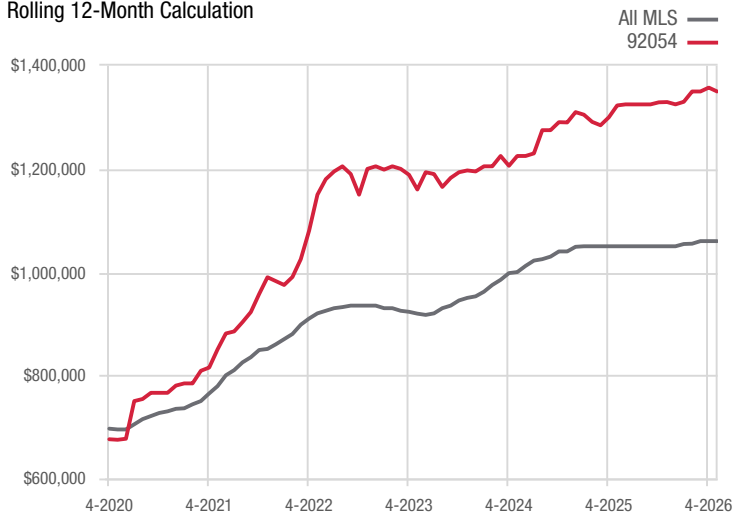
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	30	28	- 6.7%	118	129	+ 9.3%
Pending Sales	18	8	- 55.6%	67	62	- 7.5%
Closed Sales	11	11	0.0%	57	58	+ 1.8%
Median Sales Price*	\$862,500	\$1,200,000	+ 39.1%	\$849,000	\$982,000	+ 15.7%
Percent of Original List Price Received*	95.5%	97.5%	+ 2.1%	95.9%	96.6%	+ 0.7%
Days on Market Until Sale	57	50	- 12.3%	53	45	- 15.1%
Inventory of Homes for Sale	51	68	+ 33.3%	—	—	—
Months Supply of Inventory	3.9	5.7	+ 46.2%	—	—	—

* 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.

Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation

