

Local Market Update for March 2026

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

92056

Oceanside East

Detached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	45	39	- 13.3%	106	99	- 6.6%
Pending Sales	36	28	- 22.2%	89	79	- 11.2%
Closed Sales	33	23	- 30.3%	70	67	- 4.3%
Median Sales Price*	\$980,000	\$910,000	- 7.1%	\$965,000	\$920,000	- 4.7%
Percent of Original List Price Received*	100.5%	97.3%	- 3.2%	99.0%	97.2%	- 1.8%
Days on Market Until Sale	24	36	+ 50.0%	39	39	0.0%
Inventory of Homes for Sale	49	32	- 34.7%	—	—	—
Months Supply of Inventory	1.7	1.2	- 29.4%	—	—	—

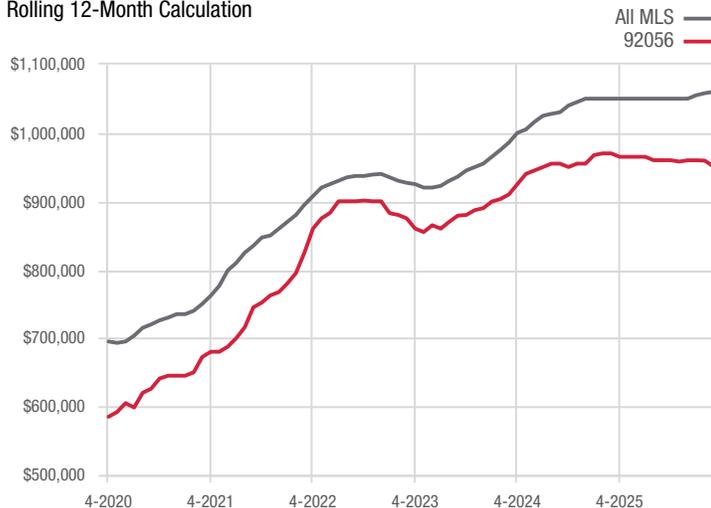
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	41	30	- 26.8%	113	101	- 10.6%
Pending Sales	27	30	+ 11.1%	79	82	+ 3.8%
Closed Sales	23	23	0.0%	71	66	- 7.0%
Median Sales Price*	\$695,000	\$775,000	+ 11.5%	\$732,000	\$700,250	- 4.3%
Percent of Original List Price Received*	98.5%	97.3%	- 1.2%	97.9%	98.3%	+ 0.4%
Days on Market Until Sale	47	49	+ 4.3%	55	46	- 16.4%
Inventory of Homes for Sale	60	43	- 28.3%	—	—	—
Months Supply of Inventory	2.7	1.7	- 37.0%	—	—	—

* 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

