

Local Market Update for May 2026

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

92056

Oceanside East

Detached	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	43	48	+ 11.6%	193	195	+ 1.0%
Pending Sales	33	20	- 39.4%	145	138	- 4.8%
Closed Sales	21	35	+ 66.7%	125	134	+ 7.2%
Median Sales Price*	\$1,025,000	\$1,000,000	- 2.4%	\$965,000	\$988,000	+ 2.4%
Percent of Original List Price Received*	99.0%	101.1%	+ 2.1%	99.5%	98.7%	- 0.8%
Days on Market Until Sale	23	24	+ 4.3%	37	34	- 8.1%
Inventory of Homes for Sale	61	54	- 11.5%	—	—	—
Months Supply of Inventory	2.3	2.1	- 8.7%	—	—	—

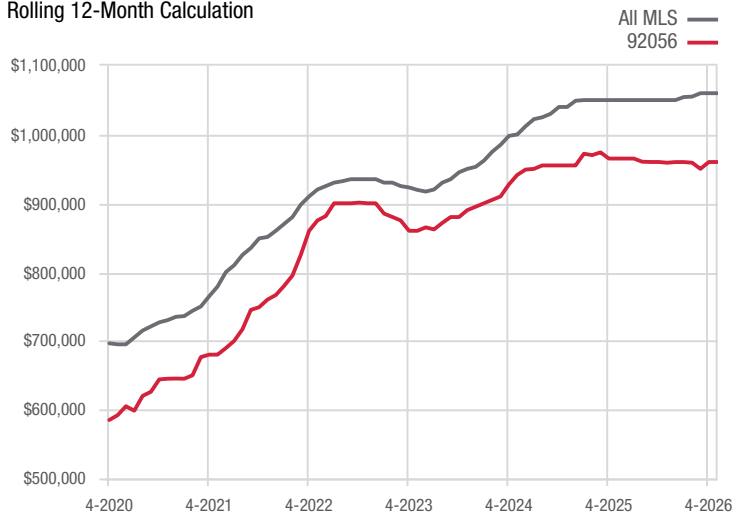
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	36	27	- 25.0%	182	165	- 9.3%
Pending Sales	34	19	- 44.1%	137	122	- 10.9%
Closed Sales	25	18	- 28.0%	128	120	- 6.3%
Median Sales Price*	\$725,000	\$696,500	- 3.9%	\$736,000	\$706,250	- 4.0%
Percent of Original List Price Received*	100.5%	100.0%	- 0.5%	98.6%	98.5%	- 0.1%
Days on Market Until Sale	52	24	- 53.8%	47	41	- 12.8%
Inventory of Homes for Sale	59	54	- 8.5%	—	—	—
Months Supply of Inventory	2.5	2.4	- 4.0%	—	—	—

* 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

