

# Local Market Update for May 2026

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

## 92057

Oceanside North

Detached	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
<b>Key Metrics</b>						
New Listings	51	39	- 23.5%	225	197	- 12.4%
Pending Sales	32	34	+ 6.3%	135	151	+ 11.9%
Closed Sales	30	29	- 3.3%	123	140	+ 13.8%
Median Sales Price*	\$882,500	<b>\$845,000</b>	- 4.2%	\$880,000	<b>\$890,000</b>	+ 1.1%
Percent of Original List Price Received*	99.7%	<b>101.0%</b>	+ 1.3%	99.0%	<b>98.3%</b>	- 0.7%
Days on Market Until Sale	26	27	+ 3.8%	39	44	+ 12.8%
Inventory of Homes for Sale	80	61	- 23.8%	—	—	—
Months Supply of Inventory	3.0	2.0	- 33.3%	—	—	—

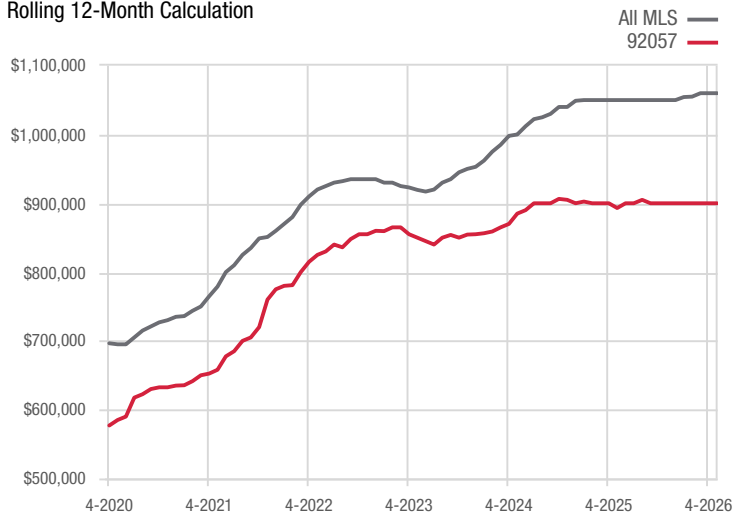
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
<b>Key Metrics</b>						
New Listings	32	45	+ 40.6%	204	183	- 10.3%
Pending Sales	21	18	- 14.3%	117	115	- 1.7%
Closed Sales	20	21	+ 5.0%	105	102	- 2.9%
Median Sales Price*	\$589,500	<b>\$578,433</b>	- 1.9%	\$555,000	<b>\$539,500</b>	- 2.8%
Percent of Original List Price Received*	97.1%	<b>98.0%</b>	+ 0.9%	97.7%	<b>97.4%</b>	- 0.3%
Days on Market Until Sale	34	57	+ 67.6%	40	54	+ 35.0%
Inventory of Homes for Sale	76	68	- 10.5%	—	—	—
Months Supply of Inventory	3.5	3.2	- 8.6%	—	—	—

\* 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

