

Local Market Update for March 2026

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

92057

Oceanside North

Detached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	44	33	- 25.0%	118	103	- 12.7%
Pending Sales	32	22	- 31.3%	77	85	+ 10.4%
Closed Sales	24	30	+ 25.0%	57	85	+ 49.1%
Median Sales Price*	\$865,000	\$875,000	+ 1.2%	\$880,000	\$894,500	+ 1.6%
Percent of Original List Price Received*	100.3%	98.8%	- 1.5%	99.2%	97.5%	- 1.7%
Days on Market Until Sale	33	41	+ 24.2%	47	50	+ 6.4%
Inventory of Homes for Sale	54	49	- 9.3%	—	—	—
Months Supply of Inventory	2.0	1.6	- 20.0%	—	—	—

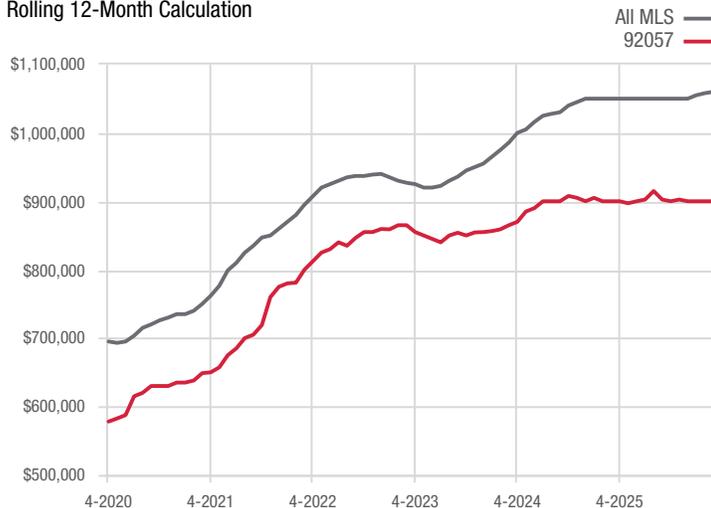
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	49	41	- 16.3%	130	102	- 21.5%
Pending Sales	25	29	+ 16.0%	72	63	- 12.5%
Closed Sales	26	18	- 30.8%	57	51	- 10.5%
Median Sales Price*	\$562,500	\$566,500	+ 0.7%	\$550,000	\$520,000	- 5.5%
Percent of Original List Price Received*	97.9%	97.0%	- 0.9%	97.1%	97.2%	+ 0.1%
Days on Market Until Sale	41	49	+ 19.5%	45	53	+ 17.8%
Inventory of Homes for Sale	73	61	- 16.4%	—	—	—
Months Supply of Inventory	3.5	3.0	- 14.3%	—	—	—

* 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.

Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation

