

Local Market Update for March 2026

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

92058

Oceanside (Central)

Detached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	10	7	- 30.0%	26	28	+ 7.7%
Pending Sales	7	6	- 14.3%	15	18	+ 20.0%
Closed Sales	3	4	+ 33.3%	16	13	- 18.8%
Median Sales Price*	\$1,075,000	\$896,500	- 16.6%	\$988,985	\$903,000	- 8.7%
Percent of Original List Price Received*	97.2%	102.9%	+ 5.9%	98.8%	99.6%	+ 0.8%
Days on Market Until Sale	14	64	+ 357.1%	32	44	+ 37.5%
Inventory of Homes for Sale	16	14	- 12.5%	—	—	—
Months Supply of Inventory	2.7	2.7	0.0%	—	—	—

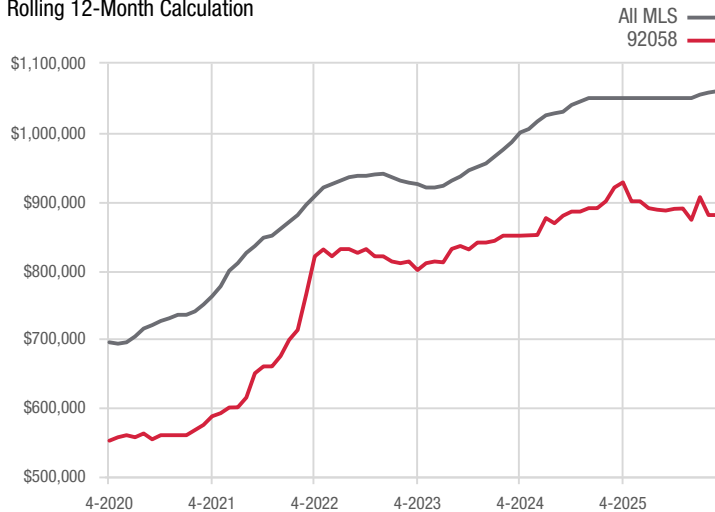
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	7	6	- 14.3%	17	22	+ 29.4%
Pending Sales	2	6	+ 200.0%	10	12	+ 20.0%
Closed Sales	3	2	- 33.3%	13	9	- 30.8%
Median Sales Price*	\$500,000	\$544,750	+ 9.0%	\$512,810	\$560,000	+ 9.2%
Percent of Original List Price Received*	111.4%	100.6%	- 9.7%	103.2%	100.5%	- 2.6%
Days on Market Until Sale	90	55	- 38.9%	67	50	- 25.4%
Inventory of Homes for Sale	10	12	+ 20.0%	—	—	—
Months Supply of Inventory	1.8	2.5	+ 38.9%	—	—	—

* 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

