

Local Market Update for May 2026

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

92058

Oceanside (Central)

Detached	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	8	9	+ 12.5%	43	48	+ 11.6%
Pending Sales	5	9	+ 80.0%	25	35	+ 40.0%
Closed Sales	6	12	+ 100.0%	28	34	+ 21.4%
Median Sales Price*	\$842,500	\$937,995	+ 11.3%	\$973,485	\$904,500	- 7.1%
Percent of Original List Price Received*	98.5%	99.7%	+ 1.2%	98.6%	99.5%	+ 0.9%
Days on Market Until Sale	37	20	- 45.9%	33	35	+ 6.1%
Inventory of Homes for Sale	18	12	- 33.3%	—	—	—
Months Supply of Inventory	3.2	2.1	- 34.4%	—	—	—

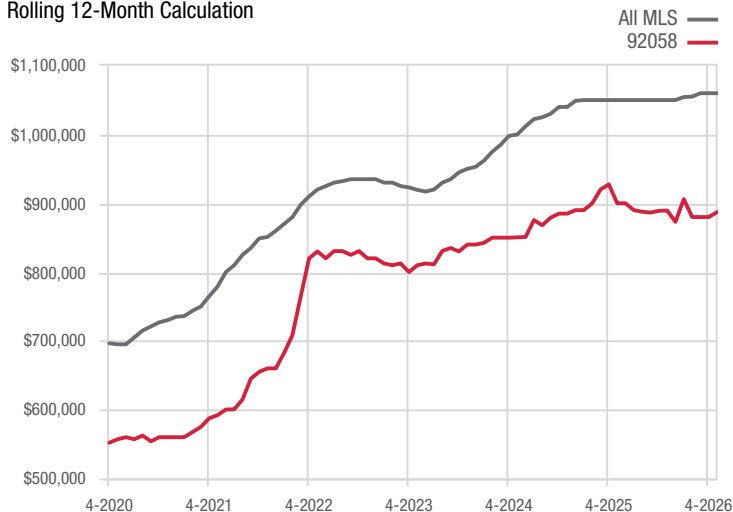
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	7	13	+ 85.7%	35	40	+ 14.3%
Pending Sales	9	4	- 55.6%	25	21	- 16.0%
Closed Sales	7	5	- 28.6%	20	19	- 5.0%
Median Sales Price*	\$653,000	\$508,000	- 22.2%	\$564,250	\$529,999	- 6.1%
Percent of Original List Price Received*	99.2%	97.6%	- 1.6%	101.9%	100.2%	- 1.7%
Days on Market Until Sale	41	69	+ 68.3%	50	48	- 4.0%
Inventory of Homes for Sale	12	19	+ 58.3%	—	—	—
Months Supply of Inventory	2.1	4.4	+ 109.5%	—	—	—

* 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

