

Local Market Update for March 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92054 - Oceanside

North San Diego County

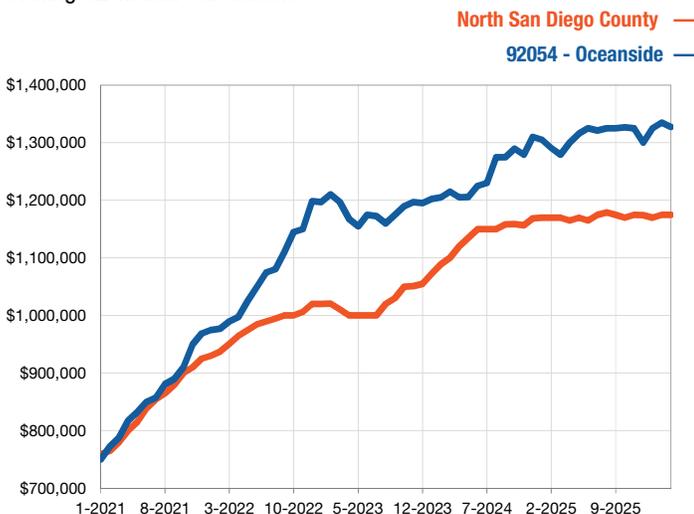
Detached Single-Family	March			Rolling 12 Months		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
Key Metrics						
New Listings	26	29	+ 11.5%	302	303	+ 0.3%
Pending Sales	17	23	+ 35.3%	204	200	- 2.0%
Closed Sales	18	19	+ 5.6%	217	184	- 15.2%
Days on Market Until Sale	40	21	- 47.5%	33	32	- 3.0%
Median Sales Price*	\$1,290,000	\$1,220,000	- 5.4%	\$1,279,000	\$1,327,500	+ 3.8%
Average Sales Price*	\$1,368,661	\$1,251,764	- 8.5%	\$1,394,384	\$1,503,444	+ 7.8%
Percent of Original List Price Received*	98.2%	96.8%	- 1.4%	97.6%	98.3%	+ 0.7%
Percent of List Price Received*	98.9%	98.2%	- 0.7%	99.5%	99.7%	+ 0.2%
Inventory of Homes for Sale	56	38	- 32.1%	--	--	--
Months Supply of Inventory	3.3	2.3	- 30.3%	--	--	--

* 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 Single-Family	March			Rolling 12 Months		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
Key Metrics						
New Listings	21	24	+ 14.3%	258	256	- 0.8%
Pending Sales	16	15	- 6.3%	159	144	- 9.4%
Closed Sales	11	19	+ 72.7%	157	147	- 6.4%
Days on Market Until Sale	30	38	+ 26.7%	45	43	- 4.4%
Median Sales Price*	\$720,000	\$1,150,000	+ 59.7%	\$854,458	\$888,000	+ 3.9%
Average Sales Price*	\$988,182	\$1,209,942	+ 22.4%	\$1,034,189	\$1,055,655	+ 2.1%
Percent of Original List Price Received*	98.2%	96.7%	- 1.5%	96.5%	97.3%	+ 0.8%
Percent of List Price Received*	98.4%	98.3%	- 0.1%	98.4%	99.0%	+ 0.6%
Inventory of Homes for Sale	52	42	- 19.2%	--	--	--
Months Supply of Inventory	3.9	3.5	- 10.3%	--	--	--

* 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 – Detached Single-Family
Rolling 12-Month Calculation



Median Sales Price – Attached Single-Family
Rolling 12-Month Calculation

