

# Local Market Update for May 2026

Provided by the North San Diego County REALTORS®.

## 92054 - Oceanside

North San Diego County

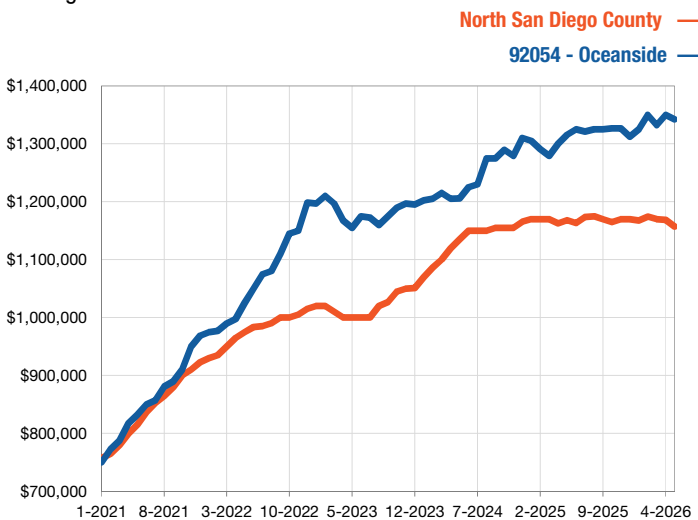
Detached Single-Family	May			Rolling 12 Months		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
<b>Key Metrics</b>						
New Listings	24	24	0.0%	298	325	+ 9.1%
Pending Sales	12	26	+ 116.7%	190	222	+ 16.8%
Closed Sales	19	21	+ 10.5%	196	206	+ 5.1%
Days on Market Until Sale	25	28	+ 12.0%	36	32	- 11.1%
Median Sales Price*	\$1,300,000	<b>\$1,250,000</b>	- 3.8%	\$1,315,500	<b>\$1,342,450</b>	+ 2.0%
Average Sales Price*	\$1,359,242	<b>\$1,387,221</b>	+ 2.1%	\$1,431,564	<b>\$1,527,460</b>	+ 6.7%
Percent of Original List Price Received*	98.4%	<b>100.8%</b>	+ 2.4%	97.5%	<b>98.3%</b>	+ 0.8%
Percent of List Price Received*	99.9%	<b>101.9%</b>	+ 2.0%	99.3%	<b>99.7%</b>	+ 0.4%
Inventory of Homes for Sale	68	38	- 44.1%	--	--	--
Months Supply of Inventory	4.3	2.1	- 51.2%	--	--	--

\* 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	May			Rolling 12 Months		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
<b>Key Metrics</b>						
New Listings	29	24	- 17.2%	257	253	- 1.6%
Pending Sales	17	7	- 58.8%	155	129	- 16.8%
Closed Sales	10	7	- 30.0%	152	136	- 10.5%
Days on Market Until Sale	58	20	- 65.5%	47	40	- 14.9%
Median Sales Price*	\$818,750	<b>\$1,140,000</b>	+ 39.2%	\$846,500	<b>\$925,000</b>	+ 9.3%
Average Sales Price*	\$939,850	<b>\$1,319,986</b>	+ 40.4%	\$1,000,786	<b>\$1,093,082</b>	+ 9.2%
Percent of Original List Price Received*	94.4%	<b>98.3%</b>	+ 4.1%	96.1%	<b>97.7%</b>	+ 1.7%
Percent of List Price Received*	96.4%	<b>99.0%</b>	+ 2.7%	98.0%	<b>99.4%</b>	+ 1.4%
Inventory of Homes for Sale	57	61	+ 7.0%	--	--	--
Months Supply of Inventory	4.4	5.7	+ 29.5%	--	--	--

\* 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 – Detached Single-Family**  
 Rolling 12-Month Calculation



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

