Local Market Update for October 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®
HOMEDEX
Market Statistics

92054 - Oceanside

North San Diego County

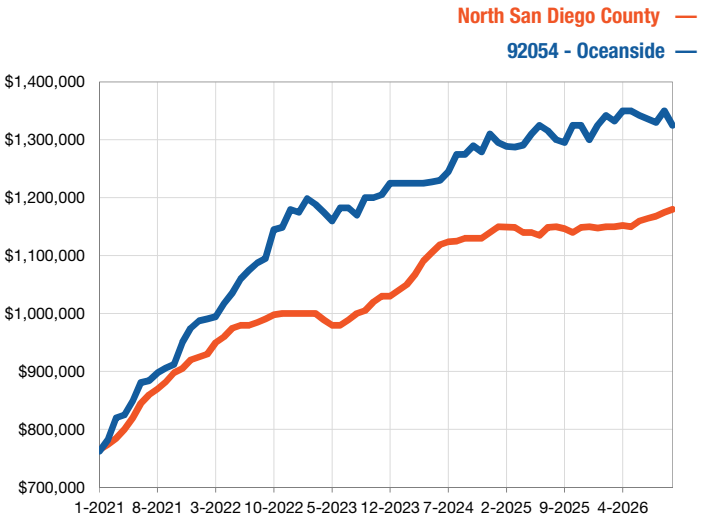
Detached Single-Family	October			Rolling 12 Months		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	27	**18**	- 33.3%	260	**276**	+ 6.2%
Pending Sales	22	**9**	- 59.1%	187	**194**	+ 3.7%
Closed Sales	20	**20**	0.0%	189	**205**	+ 8.5%
Days on Market Until Sale	49	**49**	0.0%	38	**28**	- 26.3%
Median Sales Price*	$1,430,000	**$1,282,500**	- 10.3%	$1,325,000	**$1,325,000**	0.0%
Average Sales Price*	$1,580,935	**$1,561,650**	- 1.2%	$1,470,496	**$1,479,202**	+ 0.6%
Percent of Original List Price Received*	97.6%	**98.3%**	+ 0.7%	97.2%	**98.2%**	+ 1.0%
Percent of List Price Received*	99.8%	**99.8%**	0.0%	99.0%	**99.2%**	+ 0.2%
Inventory of Homes for Sale	42	**33**	- 21.4%	--	--	--
Months Supply of Inventory	2.7	**2.0**	- 25.9%	--	--	--

* 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.

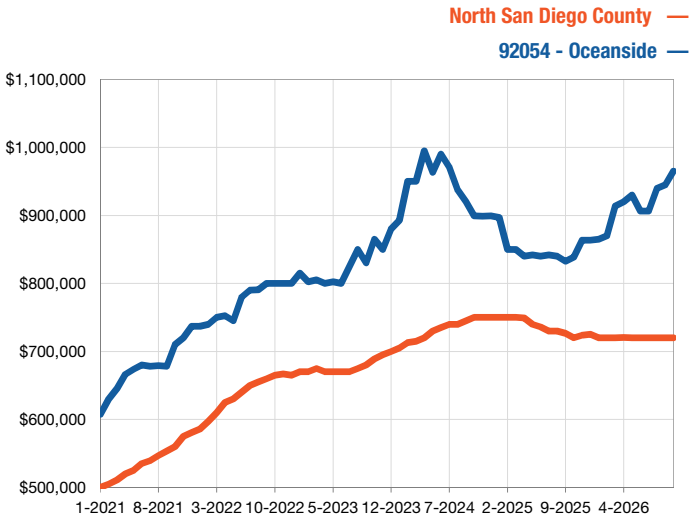
Attached Single-Family	October			Rolling 12 Months		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	23	**28**	+ 21.7%	279	**265**	- 5.0%
Pending Sales	14	**10**	- 28.6%	142	**145**	+ 2.1%
Closed Sales	14	**13**	- 7.1%	146	**152**	+ 4.1%
Days on Market Until Sale	44	**55**	+ 25.0%	45	**46**	+ 2.2%
Median Sales Price*	$897,500	**$1,115,000**	+ 24.2%	$838,450	**$965,000**	+ 15.1%
Average Sales Price*	$1,215,786	**$1,078,538**	- 11.3%	$1,041,175	**$1,114,471**	+ 7.0%
Percent of Original List Price Received*	97.9%	**96.7%**	- 1.2%	98.0%	**97.0%**	- 1.0%
Percent of List Price Received*	99.3%	**98.6%**	- 0.7%	99.9%	**98.7%**	- 1.2%
Inventory of Homes for Sale	64	**51**	- 20.3%	--	--	--
Months Supply of Inventory	5.4	**4.2**	- 22.2%	--	--	--

* 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.

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



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



Current as of November 4, 2026. All data from CRMLS. Report © 2026 ShowingTime Plus, LLC.