Local Market Update for September 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®
HOMEDEX
Market Statistics

92054 - Oceanside

North San Diego County

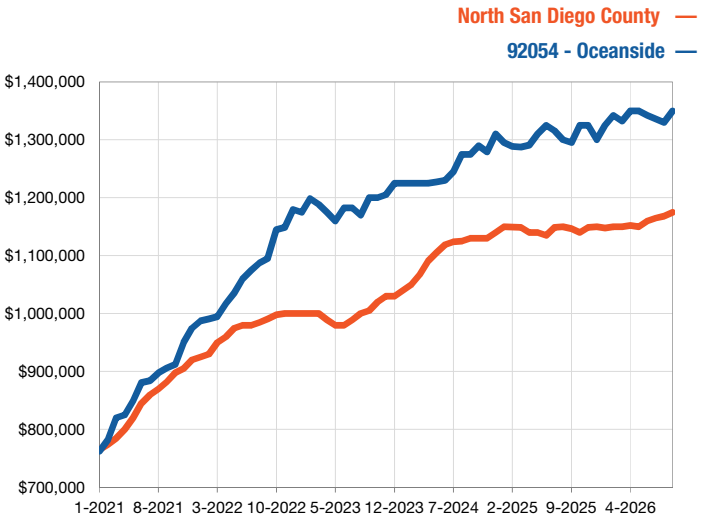
Detached Single-Family	September			Rolling 12 Months		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 9-2025**	**Thru 9-2026**	Percent Change
New Listings	25	**21**	- 16.0%	263	**283**	+ 7.6%
Pending Sales	15	**15**	0.0%	185	**205**	+ 10.8%
Closed Sales	9	**10**	+ 11.1%	192	**205**	+ 6.8%
Days on Market Until Sale	48	**10**	- 79.2%	38	**27**	- 28.9%
Median Sales Price*	$1,099,900	**$1,425,964**	+ 29.6%	$1,295,523	**$1,350,000**	+ 4.2%
Average Sales Price*	$1,247,767	**$2,047,793**	+ 64.1%	$1,456,002	**$1,481,084**	+ 1.7%
Percent of Original List Price Received*	95.9%	**99.6%**	+ 3.9%	97.1%	**98.1%**	+ 1.0%
Percent of List Price Received*	98.6%	**99.6%**	+ 1.0%	98.7%	**99.2%**	+ 0.5%
Inventory of Homes for Sale	56	**30**	- 46.4%	--	--	--
Months Supply of Inventory	3.6	**1.8**	- 50.0%	--	--	--

* 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.

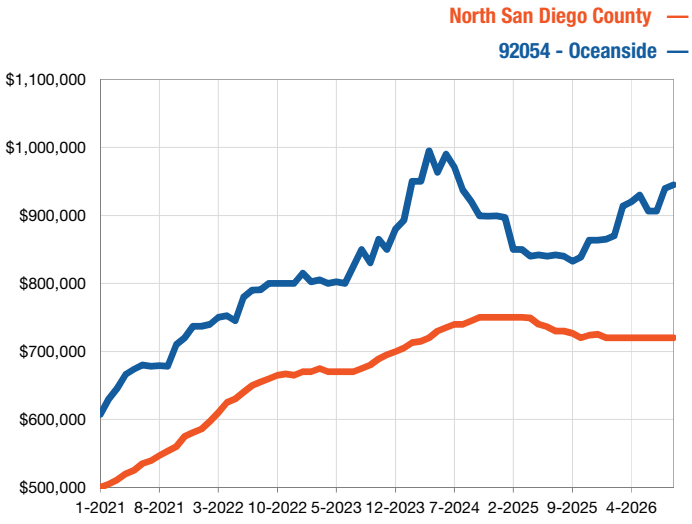
Attached Single-Family	September			Rolling 12 Months		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 9-2025**	**Thru 9-2026**	Percent Change
New Listings	30	**21**	- 30.0%	275	**259**	- 5.8%
Pending Sales	17	**12**	- 29.4%	146	**148**	+ 1.4%
Closed Sales	15	**16**	+ 6.7%	148	**153**	+ 3.4%
Days on Market Until Sale	23	**45**	+ 95.7%	47	**45**	- 4.3%
Median Sales Price*	$799,000	**$887,000**	+ 11.0%	$832,500	**$945,000**	+ 13.5%
Average Sales Price*	$1,041,700	**$1,069,938**	+ 2.7%	$1,016,253	**$1,126,875**	+ 10.9%
Percent of Original List Price Received*	97.1%	**95.5%**	- 1.6%	97.8%	**97.1%**	- 0.7%
Percent of List Price Received*	98.5%	**98.2%**	- 0.3%	99.7%	**98.8%**	- 0.9%
Inventory of Homes for Sale	70	**52**	- 25.7%	--	--	--
Months Supply of Inventory	5.8	**4.2**	- 27.6%	--	--	--

* 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 October 4, 2026. All data from CRMLS. Report © 2026 ShowingTime Plus, LLC.