

Local Market Update for April 2026

Provided by the North San Diego County REALTORS®.

92054 - Oceanside

North San Diego County

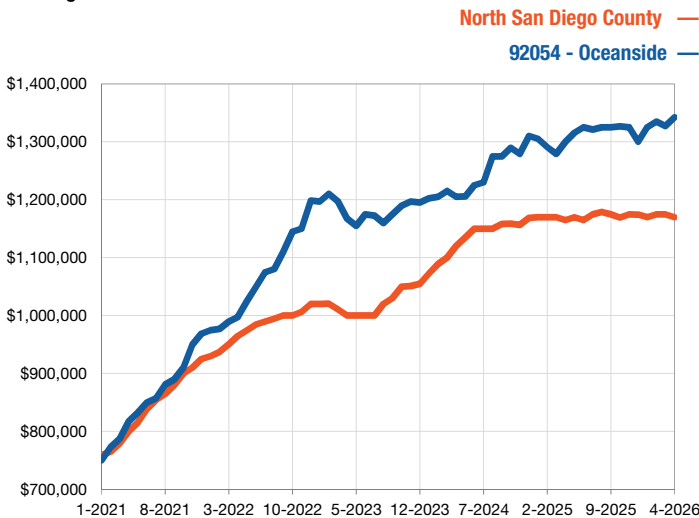
Detached Single-Family	April			Rolling 12 Months		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
Key Metrics						
New Listings	26	33	+ 26.9%	300	317	+ 5.7%
Pending Sales	17	22	+ 29.4%	204	205	+ 0.5%
Closed Sales	9	25	+ 177.8%	201	200	- 0.5%
Days on Market Until Sale	25	34	+ 36.0%	34	32	- 5.9%
Median Sales Price*	\$1,450,000	\$1,450,000	0.0%	\$1,300,000	\$1,342,450	+ 3.3%
Average Sales Price*	\$1,613,222	\$1,710,040	+ 6.0%	\$1,419,299	\$1,524,328	+ 7.4%
Percent of Original List Price Received*	100.7%	97.5%	- 3.2%	97.6%	98.1%	+ 0.5%
Percent of List Price Received*	101.0%	99.4%	- 1.6%	99.4%	99.6%	+ 0.2%
Inventory of Homes for Sale	63	46	- 27.0%	--	--	--
Months Supply of Inventory	3.7	2.7	- 27.0%	--	--	--

* 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	April			Rolling 12 Months		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
Key Metrics						
New Listings	19	22	+ 15.8%	246	259	+ 5.3%
Pending Sales	10	7	- 30.0%	151	137	- 9.3%
Closed Sales	17	9	- 47.1%	159	139	- 12.6%
Days on Market Until Sale	47	40	- 14.9%	47	43	- 8.5%
Median Sales Price*	\$837,000	\$982,564	+ 17.4%	\$844,000	\$914,000	+ 8.3%
Average Sales Price*	\$971,453	\$1,132,254	+ 16.6%	\$1,003,606	\$1,070,469	+ 6.7%
Percent of Original List Price Received*	95.6%	95.8%	+ 0.2%	96.2%	97.5%	+ 1.4%
Percent of List Price Received*	97.3%	97.5%	+ 0.2%	98.3%	99.2%	+ 0.9%
Inventory of Homes for Sale	57	52	- 8.8%	--	--	--
Months Supply of Inventory	4.5	4.6	+ 2.2%	--	--	--

* 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

