

Local Market Update for February 2026

Provided by the North San Diego County REALTORS®.

92054 - Oceanside

North San Diego County

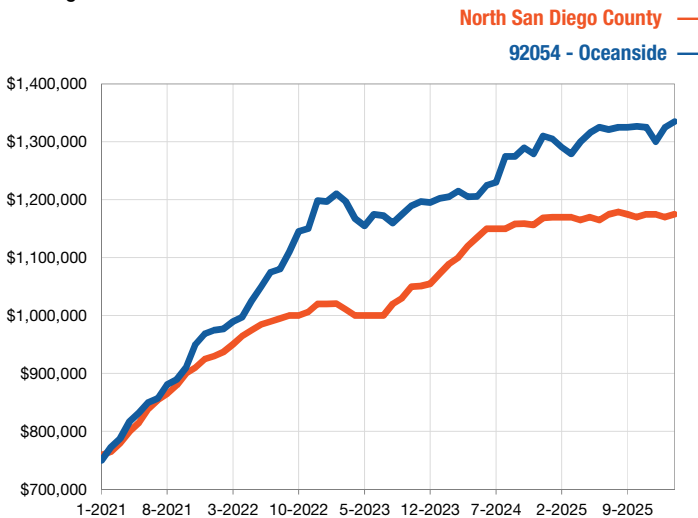
Detached Single-Family	February			Rolling 12 Months		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
Key Metrics						
New Listings	21	16	- 23.8%	306	292	- 4.6%
Pending Sales	15	16	+ 6.7%	206	194	- 5.8%
Closed Sales	17	20	+ 17.6%	213	183	- 14.1%
Days on Market Until Sale	44	21	- 52.3%	31	34	+ 9.7%
Median Sales Price*	\$1,170,000	\$1,424,500	+ 21.8%	\$1,291,045	\$1,335,000	+ 3.4%
Average Sales Price*	\$1,240,830	\$1,655,600	+ 33.4%	\$1,398,434	\$1,516,317	+ 8.4%
Percent of Original List Price Received*	95.7%	100.0%	+ 4.5%	97.8%	98.4%	+ 0.6%
Percent of List Price Received*	98.5%	100.0%	+ 1.5%	99.7%	99.8%	+ 0.1%
Inventory of Homes for Sale	51	28	- 45.1%	--	--	--
Months Supply of Inventory	3.0	1.7	- 43.3%	--	--	--

* 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	February			Rolling 12 Months		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
Key Metrics						
New Listings	20	22	+ 10.0%	257	255	- 0.8%
Pending Sales	13	21	+ 61.5%	161	145	- 9.9%
Closed Sales	12	8	- 33.3%	161	139	- 13.7%
Days on Market Until Sale	62	47	- 24.2%	47	43	- 8.5%
Median Sales Price*	\$900,000	\$844,000	- 6.2%	\$852,600	\$862,500	+ 1.2%
Average Sales Price*	\$1,091,742	\$837,750	- 23.3%	\$1,036,776	\$1,029,226	- 0.7%
Percent of Original List Price Received*	94.8%	95.3%	+ 0.5%	96.3%	97.5%	+ 1.2%
Percent of List Price Received*	97.3%	95.8%	- 1.5%	98.2%	99.1%	+ 0.9%
Inventory of Homes for Sale	56	44	- 21.4%	--	--	--
Months Supply of Inventory	4.2	3.6	- 14.3%	--	--	--

* 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

