

# Local Market Update for April 2026

Provided by the North San Diego County REALTORS®.

## 92056 - Oceanside

North San Diego County

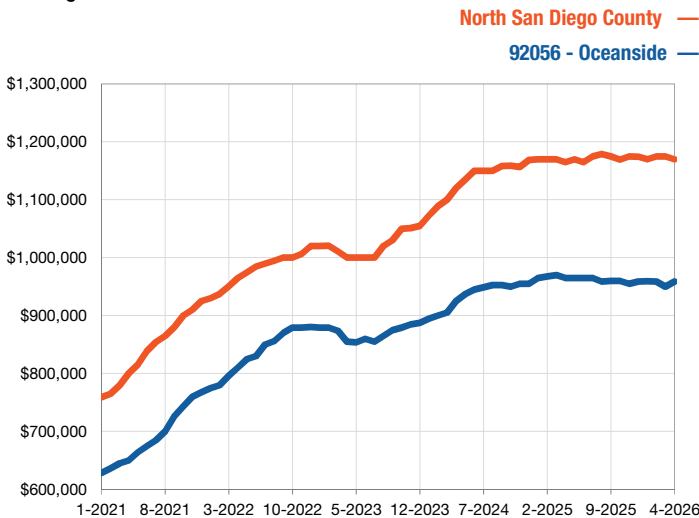
Detached Single-Family	April			Rolling 12 Months		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
<b>Key Metrics</b>						
New Listings	47	49	+ 4.3%	430	436	+ 1.4%
Pending Sales	23	42	+ 82.6%	328	340	+ 3.7%
Closed Sales	34	33	- 2.9%	343	321	- 6.4%
Days on Market Until Sale	19	18	- 5.3%	22	28	+ 27.3%
Median Sales Price*	\$940,000	\$1,012,500	+ 7.7%	\$965,000	\$959,000	- 0.6%
Average Sales Price*	\$1,021,275	\$1,028,591	+ 0.7%	\$1,009,666	\$1,000,268	- 0.9%
Percent of Original List Price Received*	100.8%	100.8%	0.0%	99.0%	97.8%	- 1.2%
Percent of List Price Received*	101.4%	101.1%	- 0.3%	100.0%	99.4%	- 0.6%
Inventory of Homes for Sale	80	38	- 52.5%	--	--	--
Months Supply of Inventory	2.9	1.3	- 55.2%	--	--	--

\* 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	April			Rolling 12 Months		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
<b>Key Metrics</b>						
New Listings	35	25	- 28.6%	392	371	- 5.4%
Pending Sales	25	19	- 24.0%	273	291	+ 6.6%
Closed Sales	33	33	0.0%	271	294	+ 8.5%
Days on Market Until Sale	19	35	+ 84.2%	27	34	+ 25.9%
Median Sales Price*	\$760,000	\$754,500	- 0.7%	\$740,000	\$725,000	- 2.0%
Average Sales Price*	\$786,833	\$754,164	- 4.2%	\$742,188	\$757,150	+ 2.0%
Percent of Original List Price Received*	98.7%	98.3%	- 0.4%	98.6%	97.9%	- 0.7%
Percent of List Price Received*	99.5%	99.6%	+ 0.1%	99.7%	99.5%	- 0.2%
Inventory of Homes for Sale	76	42	- 44.7%	--	--	--
Months Supply of Inventory	3.3	1.7	- 48.5%	--	--	--

\* 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

