

Local Market Update for January 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



92056 - Oceanside

North San Diego County

Detached Single-Family

Key Metrics	January			Rolling 12 Months		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	27	38	+ 40.7%	419	434	+ 3.6%
Pending Sales	25	25	0.0%	342	325	- 5.0%
Closed Sales	12	17	+ 41.7%	329	322	- 2.1%
Days on Market Until Sale	29	48	+ 65.5%	21	28	+ 33.3%
Median Sales Price*	\$937,500	\$930,000	- 0.8%	\$965,000	\$959,450	- 0.6%
Average Sales Price*	\$975,833	\$1,000,453	+ 2.5%	\$1,009,827	\$1,008,466	- 0.1%
Percent of Original List Price Received*	99.7%	95.9%	- 3.8%	99.7%	98.2%	- 1.5%
Percent of List Price Received*	99.2%	98.7%	- 0.5%	100.5%	99.6%	- 0.9%
Inventory of Homes for Sale	58	31	- 46.6%	--	--	--
Months Supply of Inventory	2.0	1.1	- 45.0%	--	--	--

* 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

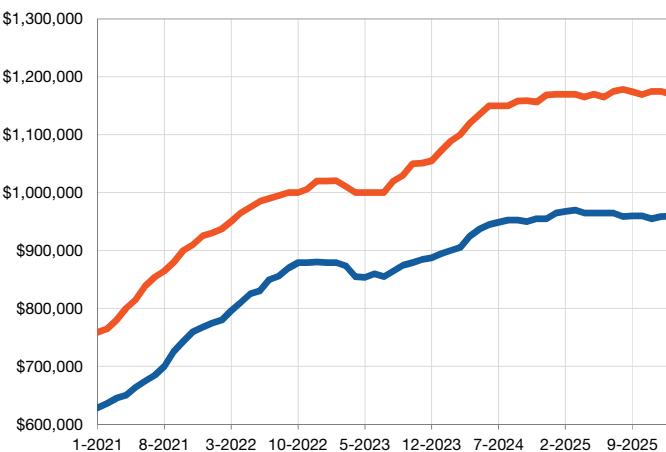
Key Metrics	January			Rolling 12 Months		
	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	40	33	- 17.5%	356	393	+ 10.4%
Pending Sales	25	20	- 20.0%	255	293	+ 14.9%
Closed Sales	26	16	- 38.5%	259	291	+ 12.4%
Days on Market Until Sale	45	37	- 17.8%	27	33	+ 22.2%
Median Sales Price*	\$757,500	\$665,000	- 12.2%	\$735,000	\$725,000	- 1.4%
Average Sales Price*	\$781,894	\$715,813	- 8.5%	\$741,978	\$747,153	+ 0.7%
Percent of Original List Price Received*	97.5%	98.6%	+ 1.1%	99.0%	97.8%	- 1.2%
Percent of List Price Received*	99.4%	99.2%	- 0.2%	100.1%	99.3%	- 0.8%
Inventory of Homes for Sale	65	45	- 30.8%	--	--	--
Months Supply of Inventory	3.1	1.8	- 41.9%	--	--	--

* 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.

Median Sales Price – Detached Single-Family

Rolling 12-Month Calculation

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Median Sales Price – Attached Single-Family

Rolling 12-Month Calculation

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