

Local Market Update for February 2026

Provided by the North San Diego County REALTORS®.

92056 - Oceanside

North San Diego County

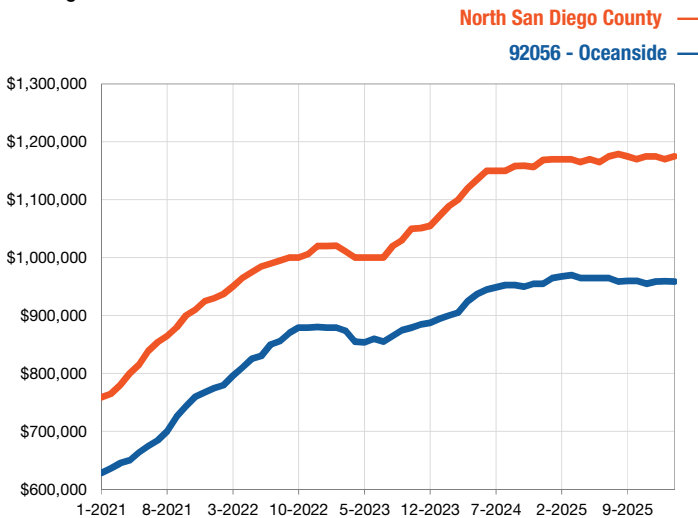
Detached Single-Family	February			Rolling 12 Months		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
Key Metrics						
New Listings	34	22	- 35.3%	424	425	+ 0.2%
Pending Sales	28	23	- 17.9%	342	323	- 5.6%
Closed Sales	25	28	+ 12.0%	342	327	- 4.4%
Days on Market Until Sale	37	29	- 21.6%	22	27	+ 22.7%
Median Sales Price*	\$965,000	\$985,000	+ 2.1%	\$967,500	\$959,000	- 0.9%
Average Sales Price*	\$977,200	\$985,625	+ 0.9%	\$1,010,459	\$1,009,154	- 0.1%
Percent of Original List Price Received*	96.8%	97.2%	+ 0.4%	99.4%	98.2%	- 1.2%
Percent of List Price Received*	98.3%	98.3%	0.0%	100.3%	99.6%	- 0.7%
Inventory of Homes for Sale	59	28	- 52.5%	--	--	--
Months Supply of Inventory	2.1	1.0	- 52.4%	--	--	--

* 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	35	27	- 22.9%	366	391	+ 6.8%
Pending Sales	28	24	- 14.3%	266	295	+ 10.9%
Closed Sales	22	27	+ 22.7%	258	296	+ 14.7%
Days on Market Until Sale	30	34	+ 13.3%	26	33	+ 26.9%
Median Sales Price*	\$745,000	\$705,000	- 5.4%	\$738,500	\$720,000	- 2.5%
Average Sales Price*	\$744,377	\$767,130	+ 3.1%	\$746,446	\$749,181	+ 0.4%
Percent of Original List Price Received*	97.7%	98.9%	+ 1.2%	99.0%	97.9%	- 1.1%
Percent of List Price Received*	98.3%	99.8%	+ 1.5%	100.0%	99.5%	- 0.5%
Inventory of Homes for Sale	68	43	- 36.8%	--	--	--
Months Supply of Inventory	3.1	1.7	- 45.2%	--	--	--

* 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

