Local Market Update for September 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®
HOMEDEX
Market Statistics

92056 - Oceanside

North San Diego County

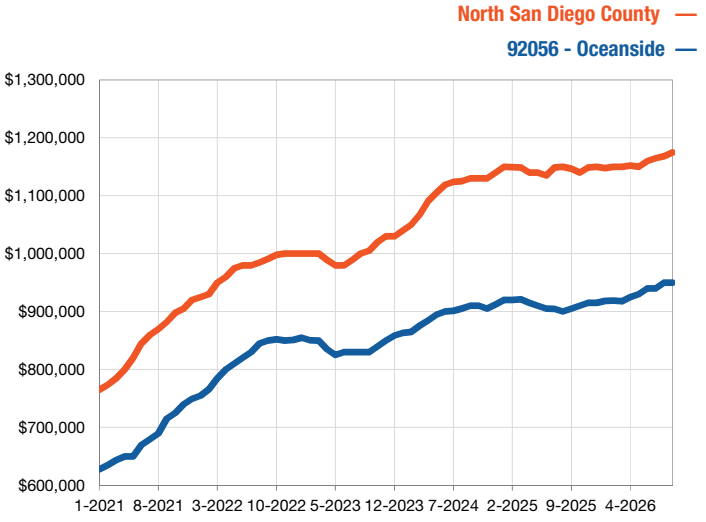
Detached Single-Family	September			Rolling 12 Months		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 9-2025**	**Thru 9-2026**	Percent Change
New Listings	66	**46**	- 30.3%	601	**560**	- 6.8%
Pending Sales	46	**33**	- 28.3%	460	**452**	- 1.7%
Closed Sales	33	**39**	+ 18.2%	450	**462**	+ 2.7%
Days on Market Until Sale	25	**27**	+ 8.0%	27	**27**	0.0%
Median Sales Price*	$960,000	**$1,015,000**	+ 5.7%	$905,000	**$950,000**	+ 5.0%
Average Sales Price*	$995,282	**$986,370**	- 0.9%	$933,382	**$962,249**	+ 3.1%
Percent of Original List Price Received*	97.5%	**99.2%**	+ 1.7%	98.1%	**98.2%**	+ 0.1%
Percent of List Price Received*	99.9%	**99.6%**	- 0.3%	99.5%	**99.5%**	0.0%
Inventory of Homes for Sale	104	**66**	- 36.5%	--	--	--
Months Supply of Inventory	2.7	**1.8**	- 33.3%	--	--	--

* 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.

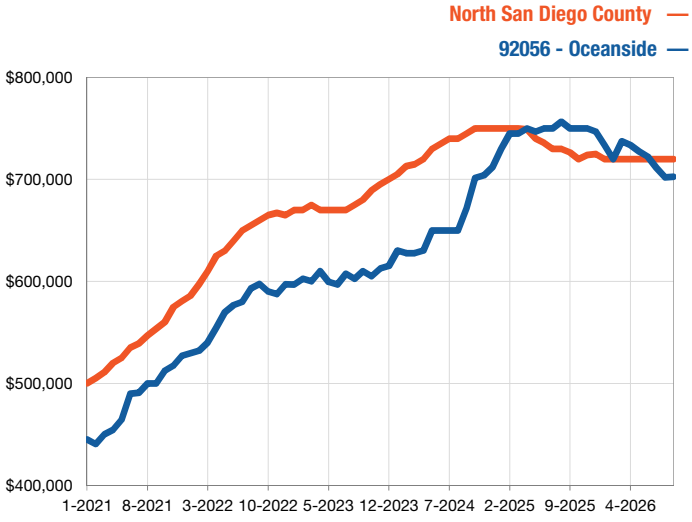
Attached Single-Family	September			Rolling 12 Months		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 9-2025**	**Thru 9-2026**	Percent Change
New Listings	23	**13**	- 43.5%	230	**240**	+ 4.3%
Pending Sales	8	**9**	+ 12.5%	149	**168**	+ 12.8%
Closed Sales	11	**14**	+ 27.3%	152	**168**	+ 10.5%
Days on Market Until Sale	33	**26**	- 21.2%	36	**33**	- 8.3%
Median Sales Price*	$702,000	**$709,500**	+ 1.1%	$750,000	**$702,500**	- 6.3%
Average Sales Price*	$712,909	**$662,779**	- 7.0%	$729,183	**$700,395**	- 3.9%
Percent of Original List Price Received*	97.6%	**97.6%**	0.0%	97.7%	**97.9%**	+ 0.2%
Percent of List Price Received*	98.1%	**99.0%**	+ 0.9%	99.2%	**99.3%**	+ 0.1%
Inventory of Homes for Sale	50	**31**	- 38.0%	--	--	--
Months Supply of Inventory	4.0	**2.2**	- 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.

Median Sales Price – Detached Single-Family
Rolling 12-Month Calculation



Median Sales Price – Attached Single-Family
Rolling 12-Month Calculation



Current as of October 4, 2026. All data from CRMLS. Report © 2026 ShowingTime Plus, LLC.