Local Market Update for September 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®
HOMEDEX
Market Statistics

92057 - Oceanside

North San Diego County

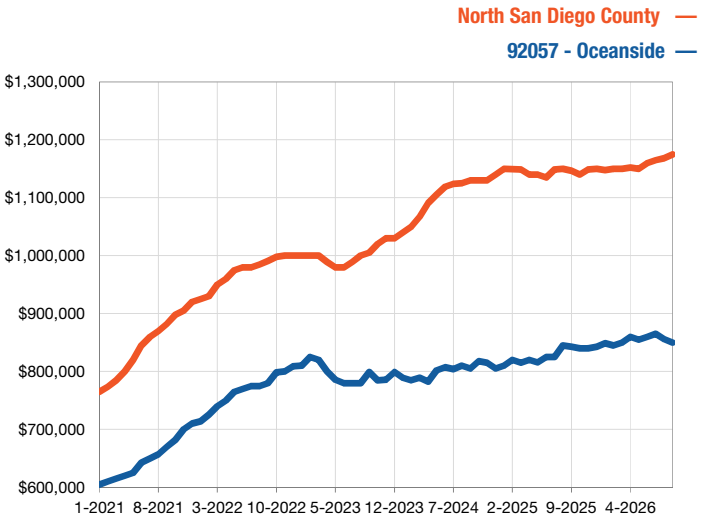
Detached Single-Family	September			Rolling 12 Months		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 9-2025**	**Thru 9-2026**	Percent Change
New Listings	53	**54**	+ 1.9%	684	**624**	- 8.8%
Pending Sales	48	**35**	- 27.1%	478	**476**	- 0.4%
Closed Sales	43	**36**	- 16.3%	473	**488**	+ 3.2%
Days on Market Until Sale	37	**35**	- 5.4%	30	**36**	+ 20.0%
Median Sales Price*	$865,000	**$850,000**	- 1.7%	$843,000	**$850,000**	+ 0.8%
Average Sales Price*	$855,570	**$819,187**	- 4.3%	$841,766	**$848,824**	+ 0.8%
Percent of Original List Price Received*	97.1%	**98.6%**	+ 1.5%	97.9%	**97.9%**	0.0%
Percent of List Price Received*	98.6%	**100.1%**	+ 1.5%	99.3%	**99.4%**	+ 0.1%
Inventory of Homes for Sale	123	**95**	- 22.8%	--	--	--
Months Supply of Inventory	3.1	**2.4**	- 22.6%	--	--	--

* 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.

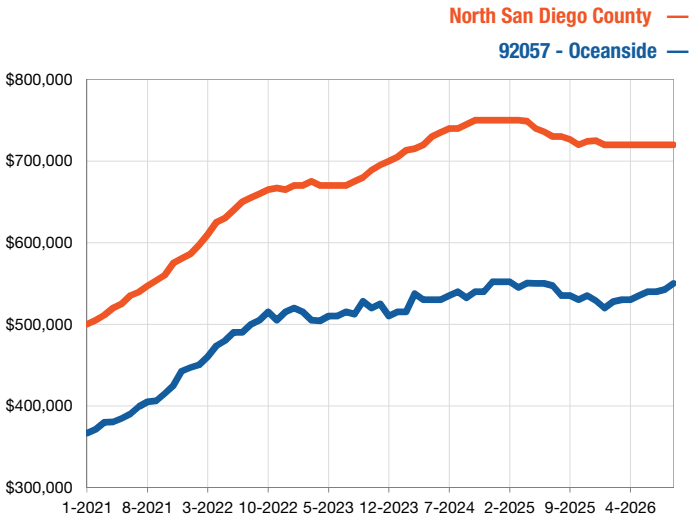
Attached Single-Family	September			Rolling 12 Months		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 9-2025**	**Thru 9-2026**	Percent Change
New Listings	21	**24**	+ 14.3%	262	**291**	+ 11.1%
Pending Sales	10	**6**	- 40.0%	162	**174**	+ 7.4%
Closed Sales	11	**15**	+ 36.4%	165	**167**	+ 1.2%
Days on Market Until Sale	50	**35**	- 30.0%	36	**37**	+ 2.8%
Median Sales Price*	$470,000	**$575,000**	+ 22.3%	$535,000	**$549,900**	+ 2.8%
Average Sales Price*	$484,114	**$554,361**	+ 14.5%	$545,630	**$548,600**	+ 0.5%
Percent of Original List Price Received*	95.3%	**96.1%**	+ 0.8%	97.6%	**97.7%**	+ 0.1%
Percent of List Price Received*	98.3%	**99.3%**	+ 1.0%	99.2%	**99.2%**	0.0%
Inventory of Homes for Sale	54	**60**	+ 11.1%	--	--	--
Months Supply of Inventory	4.0	**4.1**	+ 2.5%	--	--	--

* 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



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