

Local Market Update for February 2026

Provided by the North San Diego County REALTORS®.

92057 - Oceanside

North San Diego County

Detached Single-Family

Key Metrics	February			Rolling 12 Months		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	41	29	- 29.3%	485	550	+ 13.4%
Pending Sales	31	30	- 3.2%	358	411	+ 14.8%
Closed Sales	20	37	+ 85.0%	352	408	+ 15.9%
Days on Market Until Sale	33	44	+ 33.3%	23	32	+ 39.1%
Median Sales Price*	\$868,500	\$860,000	- 1.0%	\$874,950	\$886,500	+ 1.3%
Average Sales Price*	\$867,895	\$903,104	+ 4.1%	\$891,352	\$910,094	+ 2.1%
Percent of Original List Price Received*	99.4%	96.7%	- 2.7%	99.7%	97.6%	- 2.1%
Percent of List Price Received*	99.7%	98.7%	- 1.0%	100.3%	99.2%	- 1.1%
Inventory of Homes for Sale	72	61	- 15.3%	--	--	--
Months Supply of Inventory	2.4	1.8	- 25.0%	--	--	--

* 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.

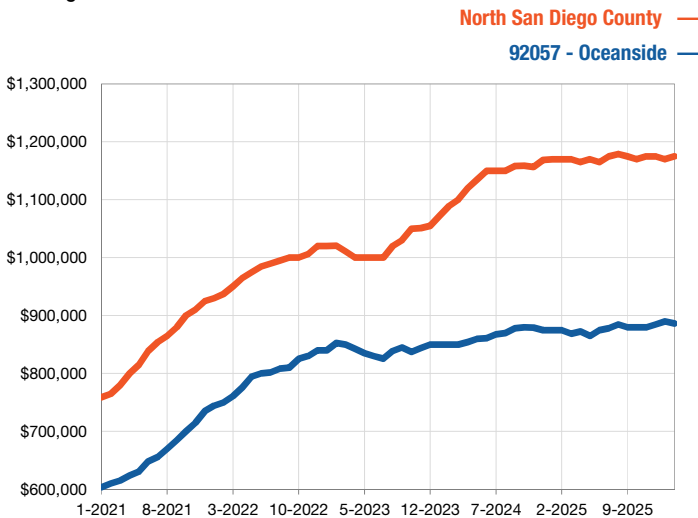
Attached Single-Family

Key Metrics	February			Rolling 12 Months		
	2025	2026	Percent Change	Thru 2-2025	Thru 2-2026	Percent Change
New Listings	38	23	- 39.5%	369	376	+ 1.9%
Pending Sales	23	14	- 39.1%	249	235	- 5.6%
Closed Sales	14	13	- 7.1%	251	243	- 3.2%
Days on Market Until Sale	34	36	+ 5.9%	29	38	+ 31.0%
Median Sales Price*	\$462,500	\$525,000	+ 13.5%	\$536,000	\$530,000	- 1.1%
Average Sales Price*	\$492,071	\$558,385	+ 13.5%	\$551,339	\$538,414	- 2.3%
Percent of Original List Price Received*	95.8%	97.9%	+ 2.2%	98.8%	96.9%	- 1.9%
Percent of List Price Received*	98.1%	99.0%	+ 0.9%	99.8%	99.0%	- 0.8%
Inventory of Homes for Sale	64	51	- 20.3%	--	--	--
Months Supply of Inventory	3.1	2.6	- 16.1%	--	--	--

* 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

