

Local Market Update for April 2026

Provided by the North San Diego County REALTORS®.

92057 - Oceanside

North San Diego County

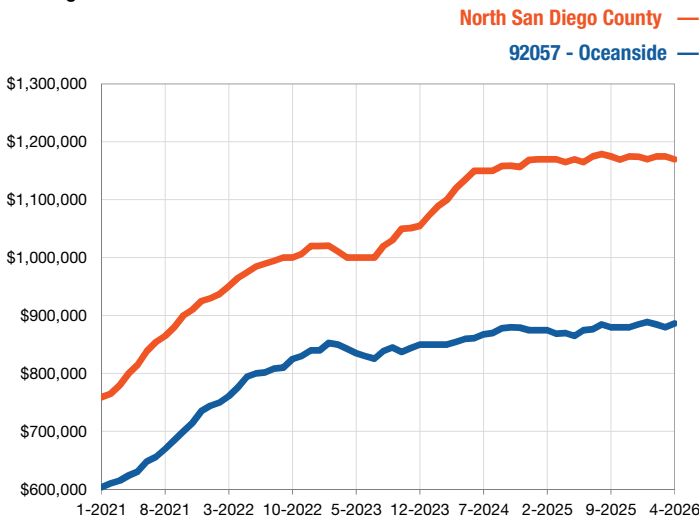
Detached Single-Family	April			Rolling 12 Months		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
Key Metrics						
New Listings	62	53	- 14.5%	516	544	+ 5.4%
Pending Sales	29	35	+ 20.7%	360	422	+ 17.2%
Closed Sales	45	28	- 37.8%	365	411	+ 12.6%
Days on Market Until Sale	33	32	- 3.0%	25	34	+ 36.0%
Median Sales Price*	\$855,000	\$910,500	+ 6.5%	\$870,000	\$886,500	+ 1.9%
Average Sales Price*	\$887,869	\$889,986	+ 0.2%	\$902,621	\$894,487	- 0.9%
Percent of Original List Price Received*	97.8%	98.2%	+ 0.4%	99.2%	97.5%	- 1.7%
Percent of List Price Received*	100.0%	99.2%	- 0.8%	100.3%	99.0%	- 1.3%
Inventory of Homes for Sale	97	75	- 22.7%	--	--	--
Months Supply of Inventory	3.2	2.1	- 34.4%	--	--	--

* 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	April			Rolling 12 Months		
	2025	2026	Percent Change	Thru 4-2025	Thru 4-2026	Percent Change
Key Metrics						
New Listings	43	21	- 51.2%	400	348	- 13.0%
Pending Sales	24	26	+ 8.3%	255	240	- 5.9%
Closed Sales	28	22	- 21.4%	249	231	- 7.2%
Days on Market Until Sale	30	44	+ 46.7%	30	41	+ 36.7%
Median Sales Price*	\$552,500	\$537,500	- 2.7%	\$540,000	\$528,750	- 2.1%
Average Sales Price*	\$548,606	\$528,745	- 3.6%	\$549,080	\$541,654	- 1.4%
Percent of Original List Price Received*	99.3%	96.5%	- 2.8%	98.6%	96.6%	- 2.0%
Percent of List Price Received*	100.4%	98.8%	- 1.6%	99.8%	98.9%	- 0.9%
Inventory of Homes for Sale	86	45	- 47.7%	--	--	--
Months Supply of Inventory	4.0	2.3	- 42.5%	--	--	--

* 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

