

Local Market Update for March 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92058 - Oceanside

North San Diego County

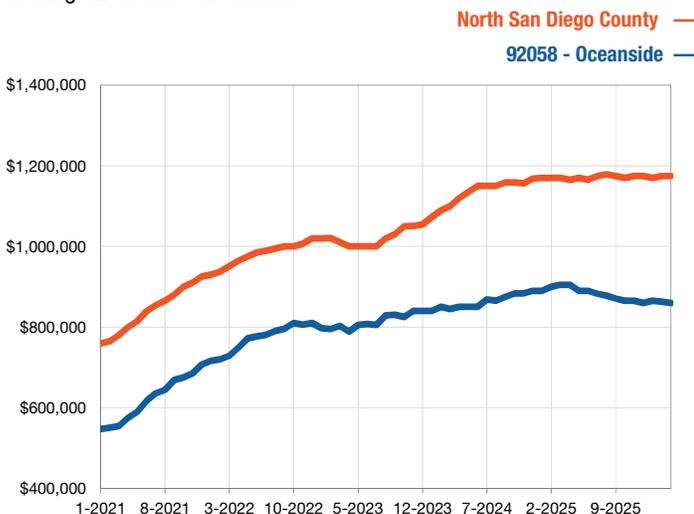
Detached Single-Family	March			Rolling 12 Months		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
Key Metrics						
New Listings	11	9	- 18.2%	101	112	+ 10.9%
Pending Sales	8	7	- 12.5%	75	70	- 6.7%
Closed Sales	3	5	+ 66.7%	73	65	- 11.0%
Days on Market Until Sale	12	9	- 25.0%	22	27	+ 22.7%
Median Sales Price*	\$1,075,000	\$890,000	- 17.2%	\$905,000	\$860,000	- 5.0%
Average Sales Price*	\$1,061,667	\$833,800	- 21.5%	\$915,803	\$856,665	- 6.5%
Percent of Original List Price Received*	97.2%	102.5%	+ 5.5%	100.1%	97.7%	- 2.4%
Percent of List Price Received*	97.2%	102.5%	+ 5.5%	100.9%	99.2%	- 1.7%
Inventory of Homes for Sale	20	18	- 10.0%	--	--	--
Months Supply of Inventory	3.2	3.1	- 3.1%	--	--	--

* 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.

Attached Single-Family	March			Rolling 12 Months		
	2025	2026	Percent Change	Thru 3-2025	Thru 3-2026	Percent Change
Key Metrics						
New Listings	7	4	- 42.9%	98	84	- 14.3%
Pending Sales	2	6	+ 200.0%	65	56	- 13.8%
Closed Sales	3	1	- 66.7%	66	52	- 21.2%
Days on Market Until Sale	74	38	- 48.6%	25	35	+ 40.0%
Median Sales Price*	\$500,000	\$569,500	+ 13.9%	\$562,500	\$552,500	- 1.8%
Average Sales Price*	\$524,333	\$569,500	+ 8.6%	\$553,015	\$559,281	+ 1.1%
Percent of Original List Price Received*	111.4%	100.3%	- 10.0%	100.9%	99.7%	- 1.2%
Percent of List Price Received*	99.0%	100.3%	+ 1.3%	100.5%	100.4%	- 0.1%
Inventory of Homes for Sale	15	7	- 53.3%	--	--	--
Months Supply of Inventory	2.8	1.5	- 46.4%	--	--	--

* 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.

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



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

