

Local Market Update for May 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®



Market Statistics

92058 - Oceanside

North San Diego County

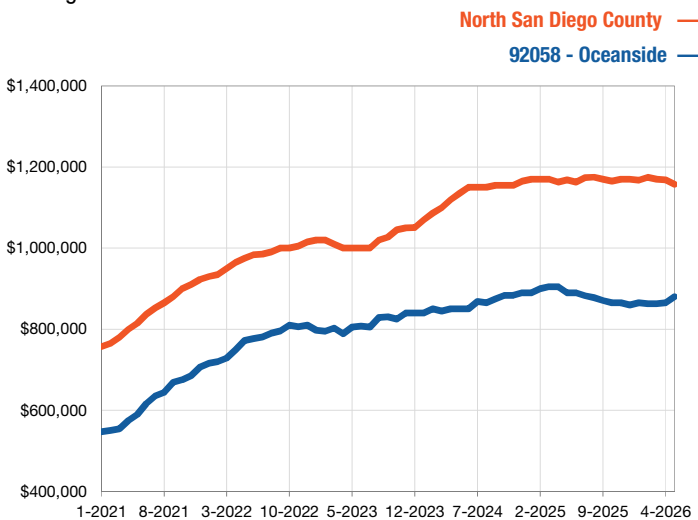
Detached Single-Family	May			Rolling 12 Months		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
Key Metrics						
New Listings	8	12	+ 50.0%	99	117	+ 18.2%
Pending Sales	6	10	+ 66.7%	72	78	+ 8.3%
Closed Sales	6	13	+ 116.7%	75	74	- 1.3%
Days on Market Until Sale	19	20	+ 5.3%	25	27	+ 8.0%
Median Sales Price*	\$842,500	\$899,990	+ 6.8%	\$890,000	\$879,990	- 1.1%
Average Sales Price*	\$855,167	\$937,797	+ 9.7%	\$893,395	\$876,325	- 1.9%
Percent of Original List Price Received*	98.5%	99.6%	+ 1.1%	99.4%	98.2%	- 1.2%
Percent of List Price Received*	98.1%	100.0%	+ 1.9%	99.9%	99.7%	- 0.2%
Inventory of Homes for Sale	21	13	- 38.1%	--	--	--
Months Supply of Inventory	3.5	2.0	- 42.9%	--	--	--

* 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	May			Rolling 12 Months		
	2025	2026	Percent Change	Thru 5-2025	Thru 5-2026	Percent Change
Key Metrics						
New Listings	7	11	+ 57.1%	98	82	- 16.3%
Pending Sales	9	4	- 55.6%	66	48	- 27.3%
Closed Sales	7	4	- 42.9%	66	53	- 19.7%
Days on Market Until Sale	25	61	+ 144.0%	27	37	+ 37.0%
Median Sales Price*	\$653,000	\$499,000	- 23.6%	\$557,500	\$550,000	- 1.3%
Average Sales Price*	\$652,857	\$532,000	- 18.5%	\$559,214	\$544,540	- 2.6%
Percent of Original List Price Received*	99.2%	97.3%	- 1.9%	100.8%	99.8%	- 1.0%
Percent of List Price Received*	100.0%	98.5%	- 1.5%	100.5%	100.5%	0.0%
Inventory of Homes for Sale	13	17	+ 30.8%	--	--	--
Months Supply of Inventory	2.4	4.3	+ 79.2%	--	--	--

* 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

