Local Market Update for October 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®
HOMEDEX
Market Statistics

92056 - Oceanside

North San Diego County

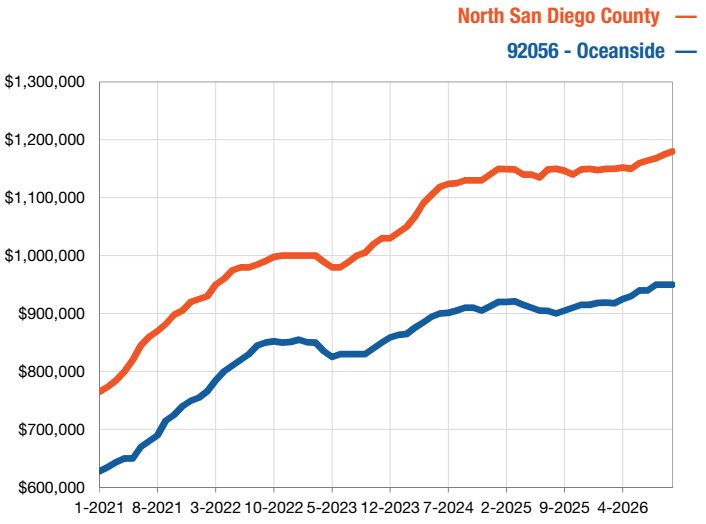
Detached Single-Family	October			Rolling 12 Months		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	49	**30**	- 38.8%	603	**546**	- 9.5%
Pending Sales	53	**31**	- 41.5%	466	**432**	- 7.3%
Closed Sales	48	**31**	- 35.4%	467	**446**	- 4.5%
Days on Market Until Sale	38	**22**	- 42.1%	28	**26**	- 7.1%
Median Sales Price*	$925,000	**$915,000**	- 1.1%	$910,000	**$950,000**	+ 4.4%
Average Sales Price*	$902,867	**$950,081**	+ 5.2%	$932,993	**$967,441**	+ 3.7%
Percent of Original List Price Received*	97.1%	**97.6%**	+ 0.5%	98.1%	**98.3%**	+ 0.2%
Percent of List Price Received*	98.9%	**98.2%**	- 0.7%	99.5%	**99.5%**	0.0%
Inventory of Homes for Sale	69	**58**	- 15.9%	--	--	--
Months Supply of Inventory	1.8	**1.6**	- 11.1%	--	--	--

* 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.

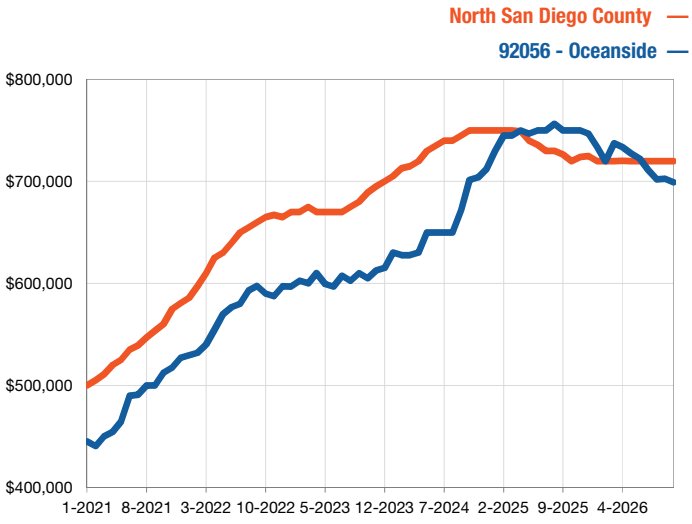
Attached Single-Family	October			Rolling 12 Months		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	31	**2**	- 93.5%	240	**214**	- 10.8%
Pending Sales	17	**7**	- 58.8%	155	**160**	+ 3.2%
Closed Sales	8	**9**	+ 12.5%	151	**169**	+ 11.9%
Days on Market Until Sale	34	**50**	+ 47.1%	37	**34**	- 8.1%
Median Sales Price*	$557,500	**$615,000**	+ 10.3%	$750,000	**$699,000**	- 6.8%
Average Sales Price*	$626,859	**$583,837**	- 6.9%	$728,422	**$697,669**	- 4.2%
Percent of Original List Price Received*	97.6%	**97.2%**	- 0.4%	97.7%	**97.9%**	+ 0.2%
Percent of List Price Received*	98.8%	**98.7%**	- 0.1%	99.2%	**99.3%**	+ 0.1%
Inventory of Homes for Sale	48	**19**	- 60.4%	--	--	--
Months Supply of Inventory	3.7	**1.4**	- 62.2%	--	--	--

* 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



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