Local Market Update for October 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®
HOMEDEX
Market Statistics

92057 - Oceanside

North San Diego County

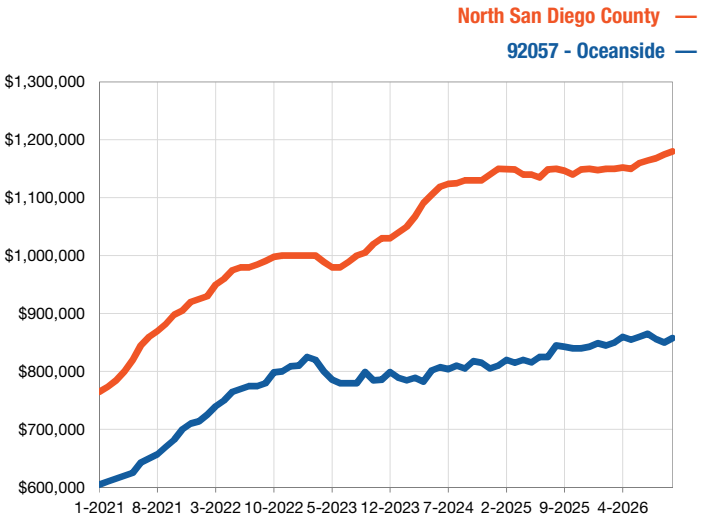
Detached Single-Family	October			Rolling 12 Months		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	55	**45**	- 18.2%	680	**616**	- 9.4%
Pending Sales	54	**29**	- 46.3%	488	**454**	- 7.0%
Closed Sales	52	**32**	- 38.5%	481	**468**	- 2.7%
Days on Market Until Sale	35	**24**	- 31.4%	31	**35**	+ 12.9%
Median Sales Price*	$840,000	**$897,000**	+ 6.8%	$840,000	**$857,500**	+ 2.1%
Average Sales Price*	$846,755	**$927,818**	+ 9.6%	$840,649	**$854,467**	+ 1.6%
Percent of Original List Price Received*	97.8%	**99.3%**	+ 1.5%	97.8%	**98.0%**	+ 0.2%
Percent of List Price Received*	99.2%	**99.7%**	+ 0.5%	99.2%	**99.5%**	+ 0.3%
Inventory of Homes for Sale	105	**105**	0.0%	--	--	--
Months Supply of Inventory	2.6	**2.8**	+ 7.7%	--	--	--

* 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.

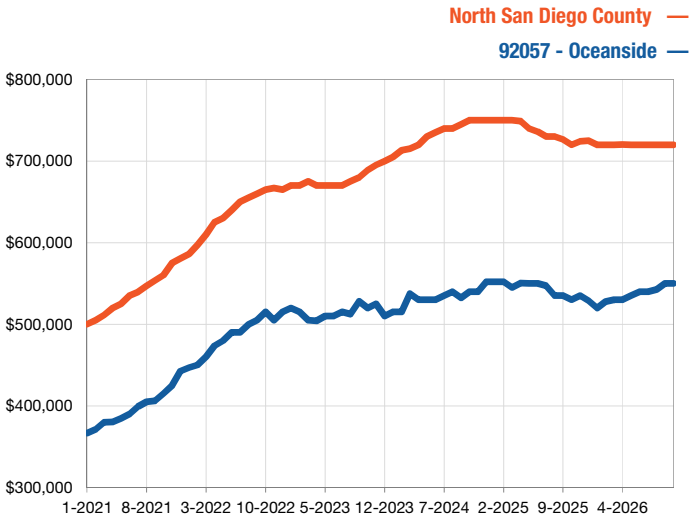
Attached Single-Family	October			Rolling 12 Months		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	21	**23**	+ 9.5%	255	**293**	+ 14.9%
Pending Sales	14	**14**	0.0%	159	**174**	+ 9.4%
Closed Sales	12	**5**	- 58.3%	164	**161**	- 1.8%
Days on Market Until Sale	16	**34**	+ 112.5%	34	**38**	+ 11.8%
Median Sales Price*	$512,450	**$559,000**	+ 9.1%	$530,000	**$550,000**	+ 3.8%
Average Sales Price*	$515,673	**$578,560**	+ 12.2%	$538,202	**$552,921**	+ 2.7%
Percent of Original List Price Received*	96.3%	**98.9%**	+ 2.7%	97.4%	**97.8%**	+ 0.4%
Percent of List Price Received*	99.2%	**98.9%**	- 0.3%	99.2%	**99.2%**	0.0%
Inventory of Homes for Sale	51	**58**	+ 13.7%	--	--	--
Months Supply of Inventory	3.8	**4.0**	+ 5.3%	--	--	--

* 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.