

92057 Oceanside Market Update

April 2026 | March CRMLS + public portal snapshot

CRMLS figures are from the North San Diego County REALTORS' / ShowingTime Plus report, current as of April 4, 2026. Public portal metrics provide active-listing, rent, and neighborhood context, methods differ by source.

DETACHED MEDIAN

list YoY

\$850K

CLOSED SALES

39 detached + 17 attached

56

ACTIVE LISTINGS

-10.9% YoY

235

MEDIAN RENT

-0.7% YoY

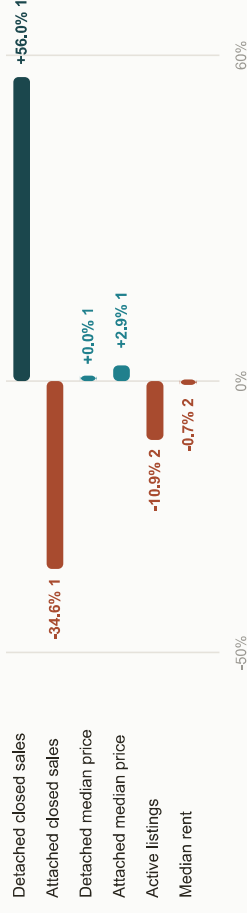
\$3,021

92057 KEY METRICS

Metric	Value	Change	As of
CRMLS detached median sale	\$850,000	0.0% YoY	Mar 2026 ¹
CRMLS attached median sale	\$579,000	+2.9% YoY	Mar 2026 ¹
CRMLS detached DOM	40 days	+81.8% YoY	Mar 2026 ¹
CRMLS attached DOM	45 days	+40.6% YoY	Mar 2026 ¹
CRMLS total closed sales	56	+9.8% YoY	Mar 2026 ¹
CRMLS detached inventory	60	-23.1% YoY	Mar 2026 ¹
Realtor.com active listings	235	-10.88% YoY	latest pull ²
Realtor.com \$ / sq ft	\$483	-0.62% YoY	latest pull ²
Realtor.com median rent	\$3,021	-0.72% YoY	latest pull ²

YOY SIGNAL BY SOURCE

Detached closed sales rose 56% YoY even as detached DOM stretched to 40 days.^{1,2}



NEIGHBORHOOD POCKET SIGNALS

Public portal neighborhood data helps frame submarket differences; MLS closed-sale data should govern pricing conversations where available.²

Pocket	Median	\$/sf	Rent / note
San Luis Rey	\$505K	\$450/sf	\$3,404 rent ²
North Valley	\$675K	\$441/sf	\$3,200 rent ²

BUYER AND SELLER READ

Buyer: The market is not frozen, but the extra DOM means buyers can compare more carefully. Well-priced homes in Guajome and Ivey Ranch still need fast underwriting and clean terms.¹

Seller: Detached volume improved, but pricing discipline matters because detached sellers averaged 97.5% of original list price in March.¹

Rental: Realtor.com shows 92057 median rent near \$3,021, while Zumper's broader Oceanside median is \$2,995 and up 7% YoY.²

1. NSDCAR / ShowingTime Plus CRMLS Local Market Update | 2. Realtor.com 92057 Market Data | 3. Zumper Oceanside Rent Research | 4. Redfin 92057 Housing Market