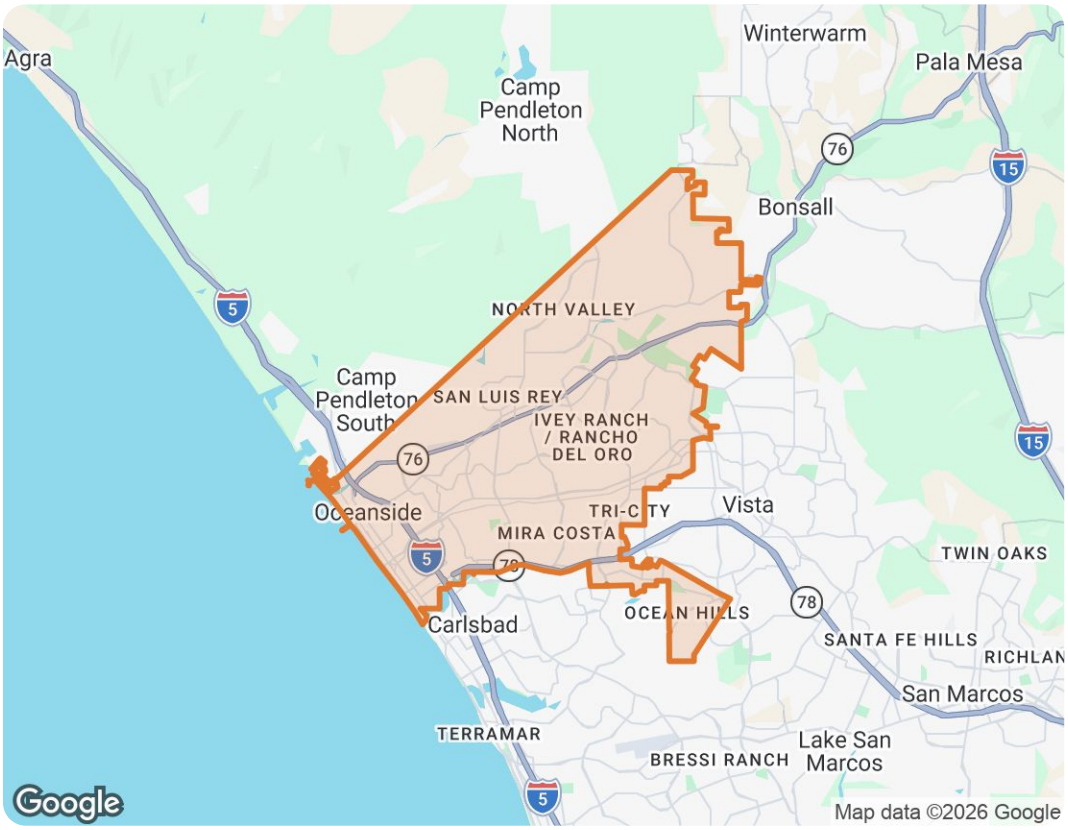
Oceanside, California





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RED DOOR REAL ESTATE

Good Fortune Is Just The Start

Why Red Door Real Estate?

Who are we?

We are a full-service, customer-centered real estate firm dedicated to a simple set of core principles…

Our Promise:

- ***Ethical, honest, and transparent operations***
- ***Clear, concise and timely communication***
- ***Dedication to complete customer satisfaction***

Our Commitment:

- ***We always place our client's needs above our own***
- ***Our agents and brokers truly believe in our company values and vision***
- ***We maintain our community connection through organized local giving***

…You aren't our only clients but you'll think you are!

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Oceanside, California

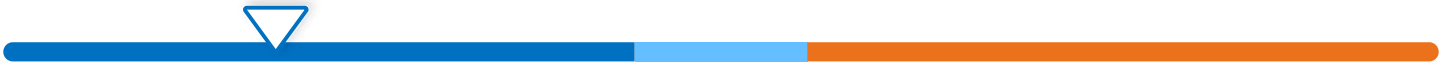
Market Trends

Market Trends for Oceanside, California

Single Family + Condo/Townhouse/Apt.

September 2026

Market Type



Seller's Market | Balanced Market | Buyer's Market

Key Details

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
2.28	99.6%	15	$850,000
↑ 4.59% MoM	↑ 0.18% MoM	↓ 46.43% MoM	↓ 4.49% MoM

October 2026 Median Estimated Property Value

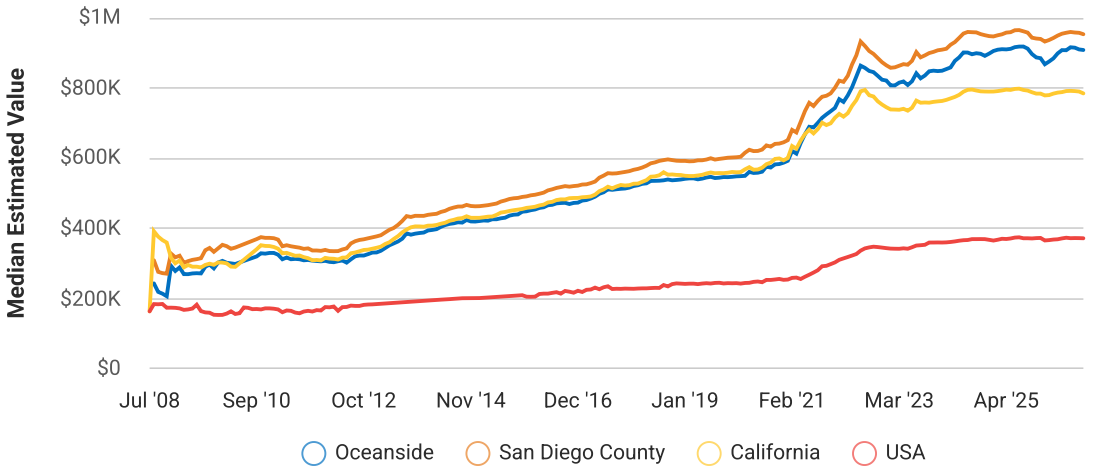
Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

Median Estimated Value	Last Month Change	12 Month Change
$908,530	-0.2%	+1.3%



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Oceanside, California

September 2026 Active Listings

Oceanside, California

Single Family + Condo/Townhouse/Apt.

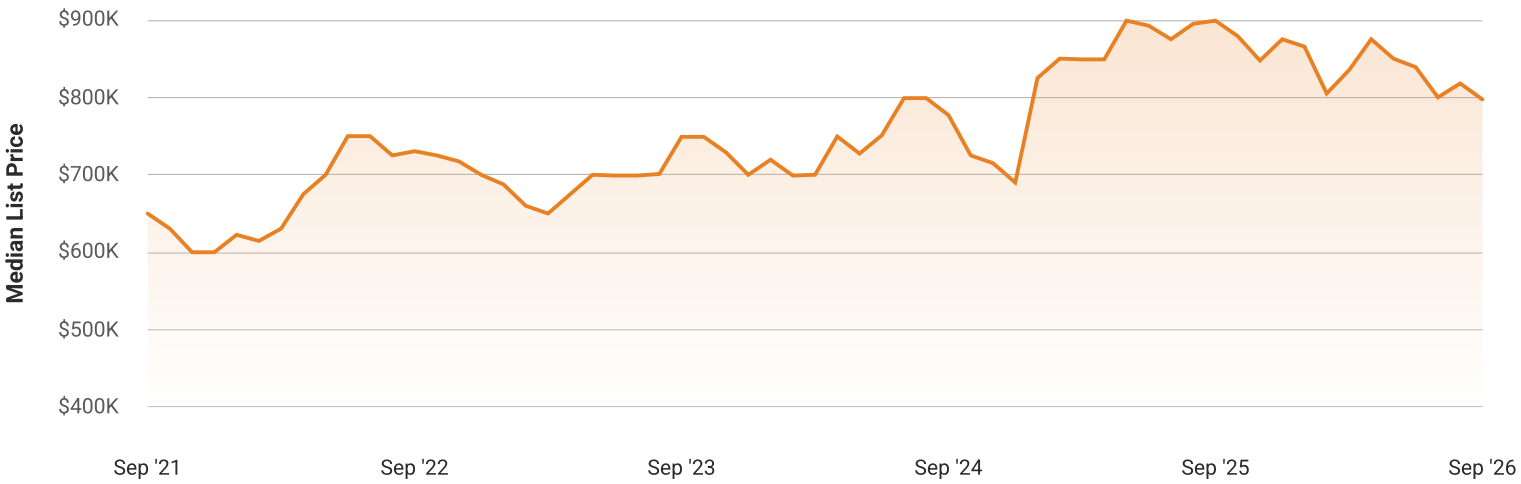
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

Median List Price - $797,250

2.5% Month over Month



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Oceanside, California

September 2026 Sold Listings

Oceanside, California

Single Family + Condo/Townhouse/Apt.

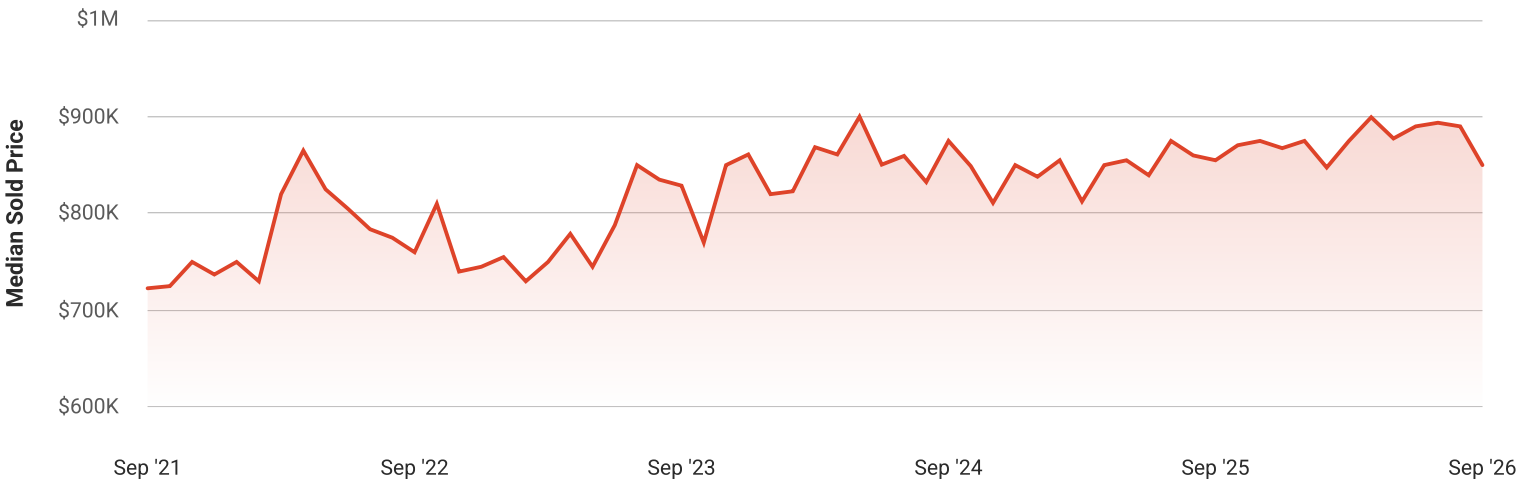
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

Median Sold Price - $850,000

4.5% Month over Month



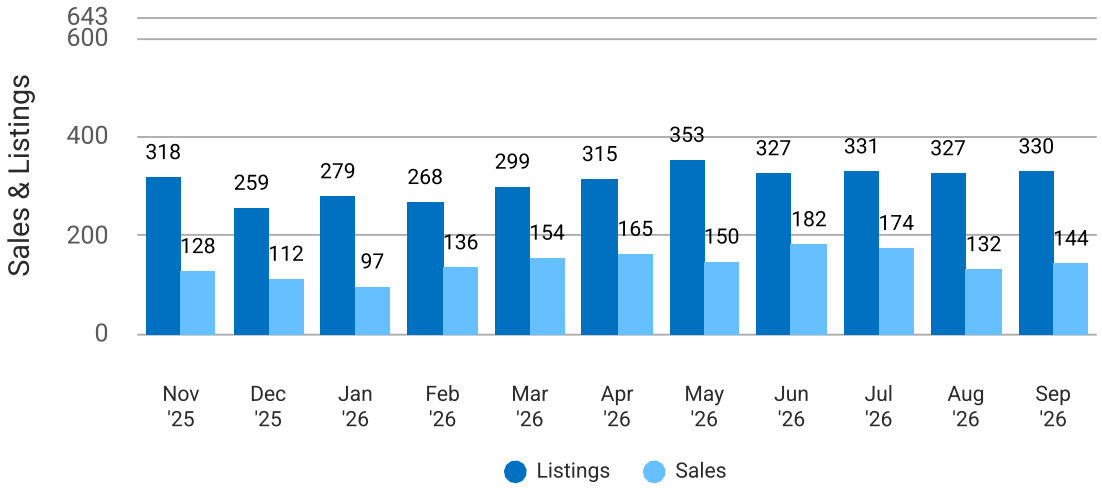
Total Sales and Active Listings in Oceanside, California

Single Family + Condo/Townhouse/Apt.

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly



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Oceanside, California

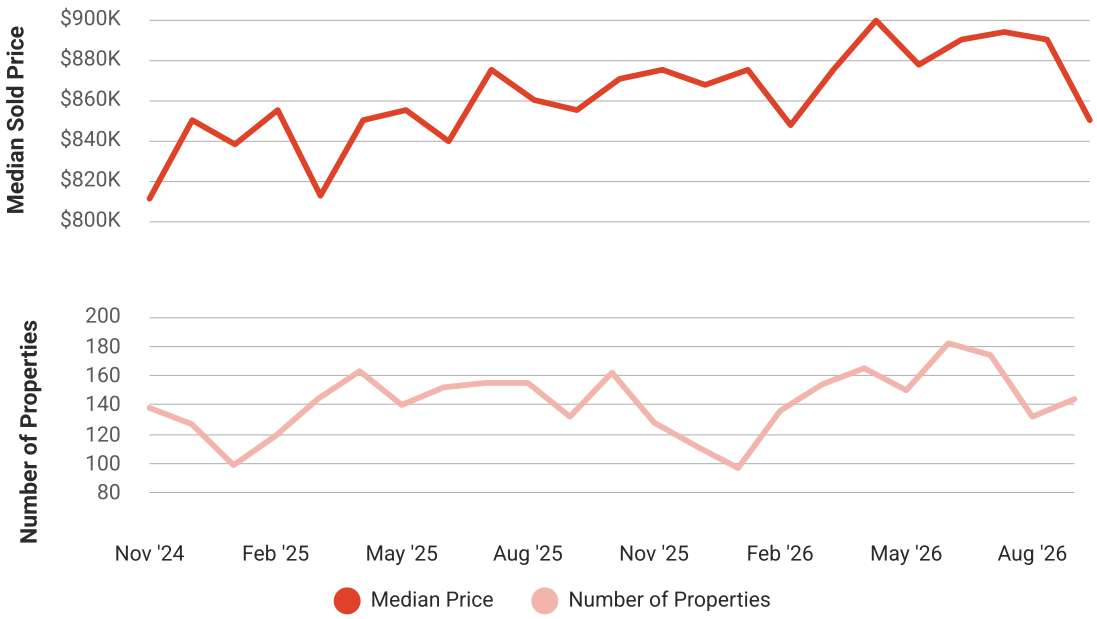
Median Sold Price vs Sold Listings in Oceanside, California

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



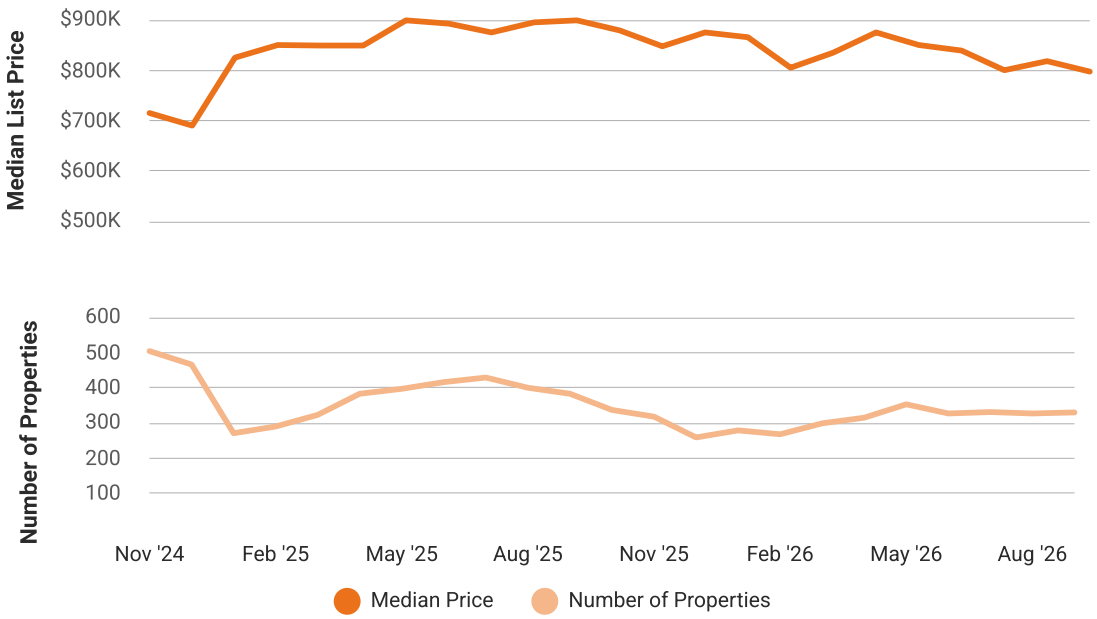
Median List Price vs Active Listings in Oceanside, California

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



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Oceanside, California

Market Snapshot

Value and Price Changes

	Current	Last Month	Last 3 Months	Last 12 Months	Last 24 Months	Last 36 Months
Median Est. Property Value Last Updated: 10/31/2026	$908,530	$910,150 -0.18%	$916,290 -0.85%	$896,980 +1.29%	$897,820 +1.19%	$847,790 +7.16%
Median Sold Price Last Updated: 9/30/2026	$850,000	$890,000 -4.49%	$890,000 -4.49%	$855,000 -0.58%	$875,000 -2.86%	$828,760 +2.56%
Median List Price Last Updated: 9/30/2026	$797,250	$818,000 -2.54%	$839,000 -4.98%	$899,000 -11.32%	$777,000 +2.61%	$749,000 +6.44%

About this Data: Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market.
Median estimated property values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The Metrics displayed here reflect **All Residential Single Family, Condo, Townhouse and Apartment properties** data.

Market Activity

Market Activity Filters

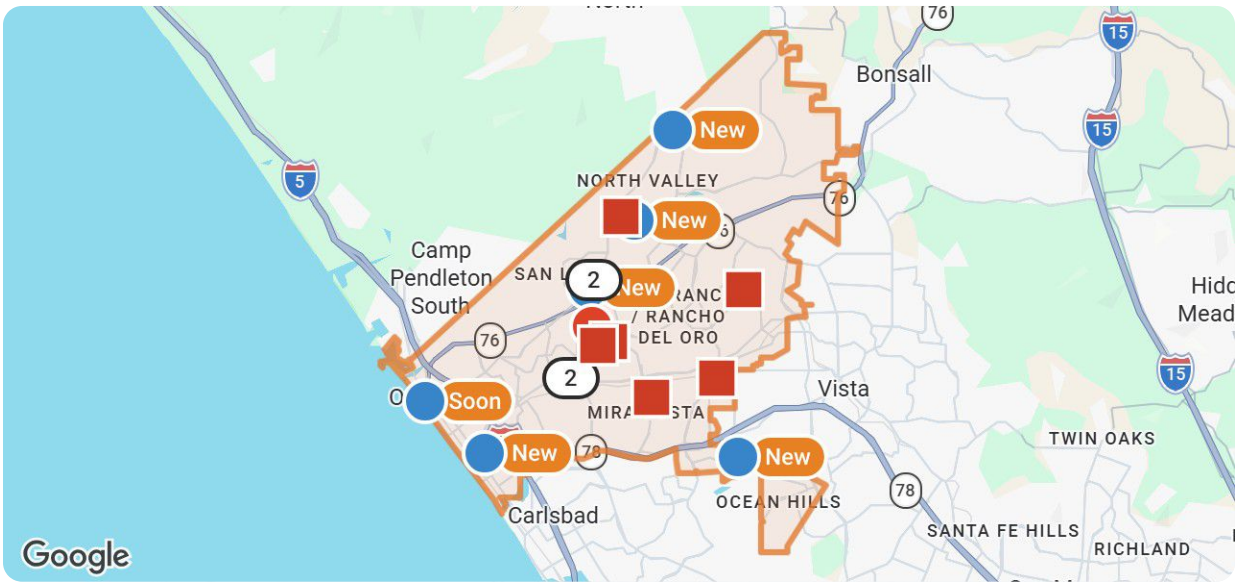
Sort Order: Recently updated
Maximum Properties Per Change Type: 10
Change Types: New Listings, Distressed, Price Change
Property Types: Single Family, Condo/Townhouse/Apt, CoOp, Mobile/Manufactured, Other Residential
Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size: Any, Year Built: Any

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Oceanside, California

Summary

For Sale Activity in the Last Month



Legend

- For Sale
- Distressed For Sale or Lease
- Distressed

	New	Distressed
Number of Properties	10	10
Lowest Listing Price / Est.Value	$249,000	$471,710
Median Listing Price / Est.Value	$827,000	$783,560
Highest Listing Price / Est.Value	$1,349,000	$1,492,220
Average Price / sqft	$542	$566
Median Price / sqft	$525	$574
Average Days in RPR	2	4
Median Days in RPR	1	4
Total Volume	$7,736,898	$8,255,580
Source	Listings	Public Records & Listings

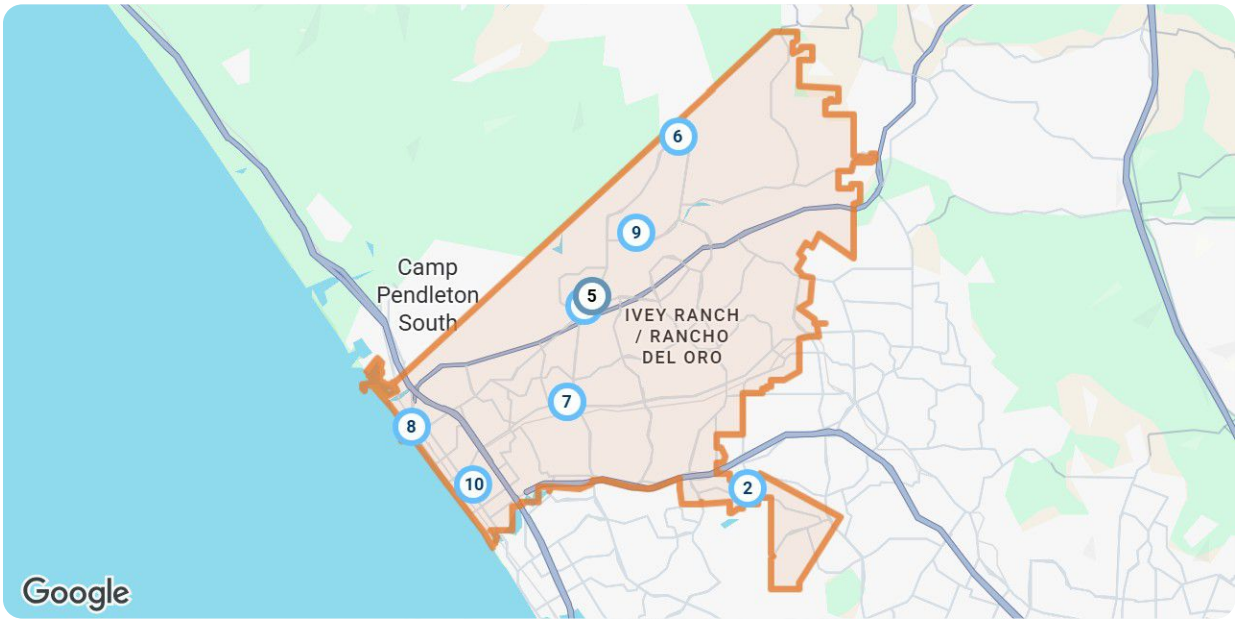
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Oceanside, California

Market Activity Breakdown

New

Source: Listings



Legend

Active For Sale

New: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
1  **211 Kristy Ln** **Oceanside, CA 92054** MLS ID: 260025968 Active / For Sale *Listing Courtesy of Brush Realty*	Mobile/Manufactured	2/1	672	7.92 acres	1981	10/29/2026 2 days	$249,000 $371/sq ft
2  **3717 Via Baldona** **Oceanside, CA 92056** MLS ID: 260026000 Active / For Sale *Listing Courtesy of Berkshire Hathaway HomeService*	Single Family	3/3	1,578	4,356 sqft	1989	10/30/2026 1 day	$1,049,999 $665/sq ft
3  **4723 Galicia Way** **Oceanside, CA 92056** MLS ID: OC26229342 Active / For Sale *Listing Courtesy of COMPASS PROPERTY MGMT CORP*	Single Family	2/2	1,106	3,611 sqft	1985	10/31/2026 – days	$875,000 $791/sq ft
4  **3916 Bedford Ave** **Oceanside, CA 92056** MLS ID: OC26234419 Active / For Sale *Listing Courtesy of KELLER WILLIAMS OC COASTAL REALTY*	Single Family	4/2	1,464	6,398 sqft	1973	10/23/2026 8 days	$974,999 $666/sq ft
5  **735 Buena Tierra Way, Unit 356** **Oceanside, CA 92057** MLS ID: PW26234128 Active / For Sale *Listing Courtesy of UNIVERSAL REALTY II*	Condo/Townhouse/Apt.	3/2	1,094	1.55 acres	1990	10/30/2026 1 day	$575,000 $526/sq ft

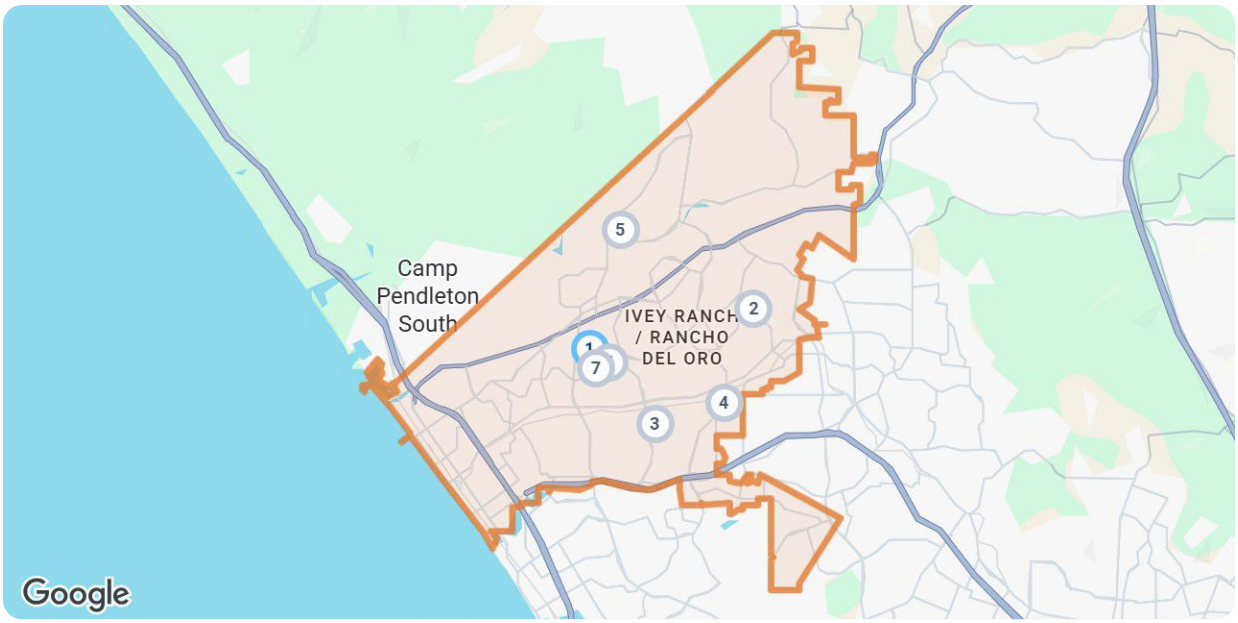
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Oceanside, California

New: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
6  **4247 Esperanza Way Oceanside, CA 92056** MLS ID: NDP2609930 Active / For Sale *Listing Courtesy of BERKSHIRE HATHAWAY HOMESERVICE*	Single Family	3/3	1,486	3,611 sqft	1990	10/30/2026 1 day	$779,000 $524/sq ft
7  **652 Kumquat Way Oceanside, CA 92058** MLS ID: TR26234140 Active / For Sale *Listing Courtesy of RE/MAX TOP PRODUCERS*	Condo/Townhouse/Apt.	3/2	1,269	8.41 acres	1982	10/30/2026 1 day	$589,900 $465/sq ft
8  **3720 Mount Vernon Ave Oceanside, CA 92057** MLS ID: NDP2609910 Active / For Sale *Listing Courtesy of REAL BROKERAGE TECHNOLOGIES*	Condo/Townhouse/Apt.	2/2	1,059	1,742 sqft	1975	10/30/2026 1 day	$415,000 $392/sq ft
9  **2010 Trevino Ave Oceanside, CA 92056** MLS ID: NDP2609927 Active / For Sale *Listing Courtesy of HOMESMART REALTY WEST*	Single Family	3/3	1,526	4,264 sqft	1979	10/30/2026 1 day	$880,000 $577/sq ft
10  **327 Valley Heights Dr Oceanside, CA 92057** MLS ID: NDP2609914 Active / For Sale *Listing Courtesy of COMPASS*	Single Family	4/3	3,062	0.55 acres	2011	10/30/2026 1 day	$1,349,000 $441/sq ft

Distressed

Source: Public Records and Listings



Legend

- Active For Sale
- Off Market, Hold, Withdrawn, Expired, or Canceled

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Oceanside, California

	Distressed: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft	Distressed Date / Type
1	 **2250 Oceanside Blvd** **Oceanside, CA 92054** MLS ID: SB26216220 Active / For Sale *Listing Courtesy of EXP REALTY OF CALIFORNIA INC*	Single Family	3/2	1,188	0.36 acres 1965	10/27/2026 4 days	$849,000 $715/sq ft	10/15/2026 Notice of Rescission
2	 **329 Festival Dr** **Oceanside, CA 92057** Off Market / Public Record	Single Family	4/2	1,440	9,854 sqft 1981	– – days	– $550/sq ft	10/14/2026 Notice of Default
3	 **4560 Vinyard St** **Oceanside, CA 92057** Off Market / Public Record	Single Family	4/2	1,440	7,368 sqft 1980	– – days	– $538/sq ft	10/13/2026 Notice of Default
4	 **1602 California St** **Oceanside, CA 92054** Off Market / Public Record	Single Family	4/4	3,511	10,000 sqft 2010	– – days	– $425/sq ft	10/12/2026 Notice of Foreclosure Sale
5	 **4701 Mystik Rd** **Oceanside, CA 92056** Off Market / Public Record	Single Family	2/1	970	5,547 sqft 1980	– – days	– $601/sq ft	10/9/2026 Notice of Default
6	 **3976 Sherbourne Dr** **Oceanside, CA 92056** Off Market / Public Record	Single Family	4/2	1,419	6,000 sqft 1972	– – days	– $599/sq ft	10/12/2026 Notice of Default
7	 **3615 Vista Bella, Unit 24** **Oceanside, CA 92057** Off Market / Public Record	Single Family	2/2	1,028	1,573 sqft 1966	– – days	– $459/sq ft	10/6/2026 Notice of Default
8	 **203 Franciscan Way** **Oceanside, CA 92057** Off Market / Public Record	Single Family	4/4	2,168	5,189 sqft 2004	– – days	– $424/sq ft	10/8/2026 Notice of Default
9	 **711 Flora Dr** **Oceanside, CA 92057** Off Market / Public Record	Single Family	4/2	1,236	6,200 sqft 1972	– – days	– $608/sq ft	10/8/2026 Notice of Foreclosure Sale
10	 **184 Warner St** **Oceanside, CA 92058** Off Market / Public Record	Single Family	3/2	1,040	5,700 sqft 1974	– – days	– $743/sq ft	10/5/2026 Notice of Default

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Oceanside, California

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- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

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