

Local Market Update for March 2026

A Research Tool Provided by the Greater San Diego Association of REALTORS®

92026

Escondido North

Detached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	37	47	+ 27.0%	129	125	- 3.1%
Pending Sales	36	31	- 13.9%	91	86	- 5.5%
Closed Sales	30	30	0.0%	77	84	+ 9.1%
Median Sales Price*	\$897,444	\$1,030,000	+ 14.8%	\$890,000	\$900,000	+ 1.1%
Percent of Original List Price Received*	98.2%	96.2%	- 2.0%	97.1%	97.5%	+ 0.4%
Days on Market Until Sale	33	51	+ 54.5%	55	47	- 14.5%
Inventory of Homes for Sale	64	62	- 3.1%	—	—	—
Months Supply of Inventory	2.1	2.1	0.0%	—	—	—

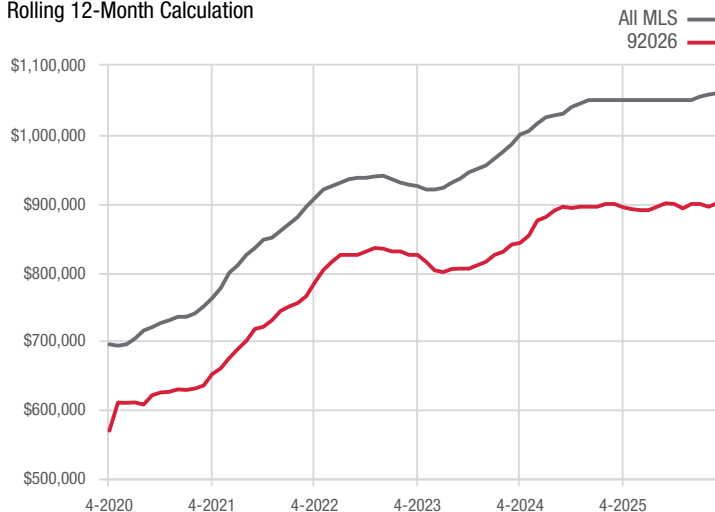
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
New Listings	20	19	- 5.0%	42	53	+ 26.2%
Pending Sales	9	13	+ 44.4%	23	38	+ 65.2%
Closed Sales	7	15	+ 114.3%	17	35	+ 105.9%
Median Sales Price*	\$575,000	\$662,500	+ 15.2%	\$575,000	\$630,000	+ 9.6%
Percent of Original List Price Received*	97.9%	98.2%	+ 0.3%	98.3%	96.8%	- 1.5%
Days on Market Until Sale	47	47	0.0%	45	51	+ 13.3%
Inventory of Homes for Sale	29	29	0.0%	—	—	—
Months Supply of Inventory	3.9	2.8	- 28.2%	—	—	—

* 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 - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation

