

Local Market Update for June 2026

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

92027

Escondido East

Detached	June			Year to Date		
	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	44	31	- 29.5%	238	229	- 3.8%
Pending Sales	26	26	0.0%	154	171	+ 11.0%
Closed Sales	25	39	+ 56.0%	151	164	+ 8.6%
Median Sales Price*	\$972,500	\$850,000	- 12.6%	\$800,000	\$839,500	+ 4.9%
Percent of Original List Price Received*	98.1%	99.5%	+ 1.4%	98.4%	99.1%	+ 0.7%
Days on Market Until Sale	44	25	- 43.2%	39	28	- 28.2%
Inventory of Homes for Sale	67	49	- 26.9%	—	—	—
Months Supply of Inventory	2.9	1.9	- 34.5%	—	—	—

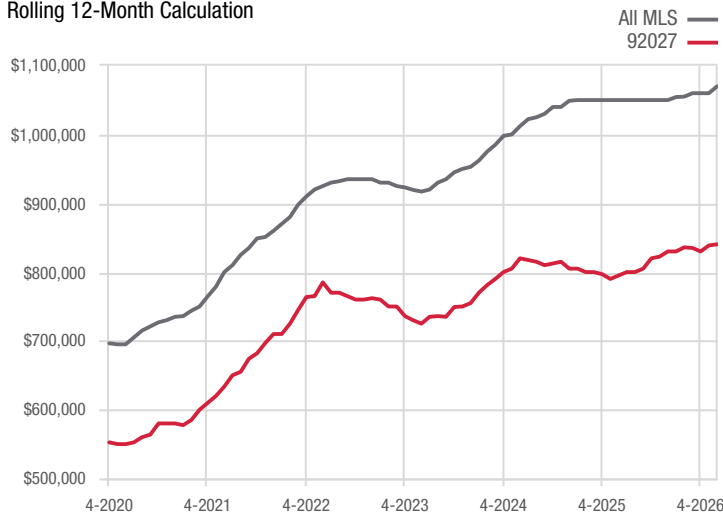
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	June			Year to Date		
	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
New Listings	15	6	- 60.0%	72	52	- 27.8%
Pending Sales	3	10	+ 233.3%	38	27	- 28.9%
Closed Sales	6	4	- 33.3%	38	22	- 42.1%
Median Sales Price*	\$407,500	\$377,000	- 7.5%	\$517,500	\$388,000	- 25.0%
Percent of Original List Price Received*	93.8%	99.5%	+ 6.1%	99.4%	98.6%	- 0.8%
Days on Market Until Sale	37	18	- 51.4%	35	35	0.0%
Inventory of Homes for Sale	28	12	- 57.1%	—	—	—
Months Supply of Inventory	5.5	2.4	- 56.4%	—	—	—

* 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

