

# Local Market Update for March 2026

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

## 92027

Escondido East

Detached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
<b>Key Metrics</b>						
New Listings	45	37	- 17.8%	118	96	- 18.6%
Pending Sales	31	29	- 6.5%	76	73	- 3.9%
Closed Sales	26	27	+ 3.8%	67	61	- 9.0%
Median Sales Price*	\$760,000	<b>\$805,000</b>	+ 5.9%	\$755,000	<b>\$820,000</b>	+ 8.6%
Percent of Original List Price Received*	100.7%	<b>99.7%</b>	- 1.0%	99.0%	<b>99.4%</b>	+ 0.4%
Days on Market Until Sale	26	33	+ 26.9%	33	37	+ 12.1%
Inventory of Homes for Sale	57	45	- 21.1%	—	—	—
Months Supply of Inventory	2.5	1.9	- 24.0%	—	—	—

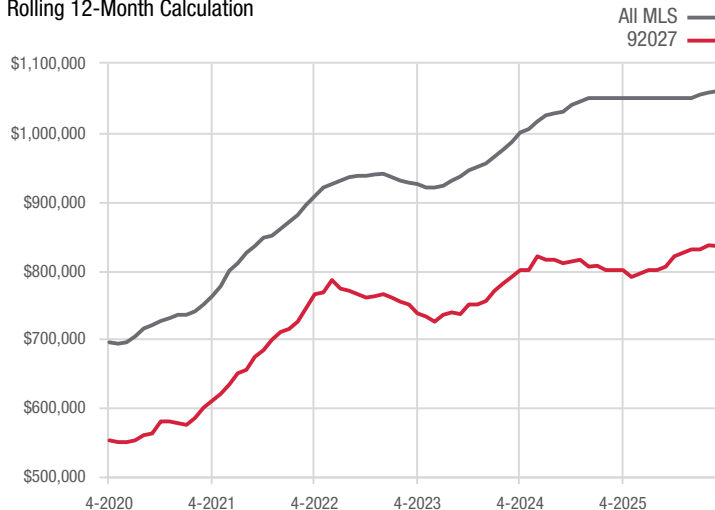
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
<b>Key Metrics</b>						
New Listings	9	12	+ 33.3%	38	29	- 23.7%
Pending Sales	10	5	- 50.0%	28	11	- 60.7%
Closed Sales	5	4	- 20.0%	22	10	- 54.5%
Median Sales Price*	\$565,000	<b>\$376,500</b>	- 33.4%	\$520,000	<b>\$397,500</b>	- 23.6%
Percent of Original List Price Received*	100.1%	<b>98.0%</b>	- 2.1%	100.3%	<b>97.2%</b>	- 3.1%
Days on Market Until Sale	34	40	+ 17.6%	40	33	- 17.5%
Inventory of Homes for Sale	17	20	+ 17.6%	—	—	—
Months Supply of Inventory	3.1	4.4	+ 41.9%	—	—	—

\* 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

