

Local Market Update for June 2026

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

92029

Escondido West

Detached	June			Year to Date		
	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
Key Metrics						
New Listings	26	18	- 30.8%	166	141	- 15.1%
Pending Sales	16	14	- 12.5%	92	90	- 2.2%
Closed Sales	12	25	+ 108.3%	84	89	+ 6.0%
Median Sales Price*	\$1,203,850	\$1,150,000	- 4.5%	\$1,277,700	\$1,250,000	- 2.2%
Percent of Original List Price Received*	99.5%	96.4%	- 3.1%	97.1%	98.2%	+ 1.1%
Days on Market Until Sale	24	48	+ 100.0%	40	43	+ 7.5%
Inventory of Homes for Sale	58	49	- 15.5%	—	—	—
Months Supply of Inventory	4.2	3.2	- 23.8%	—	—	—

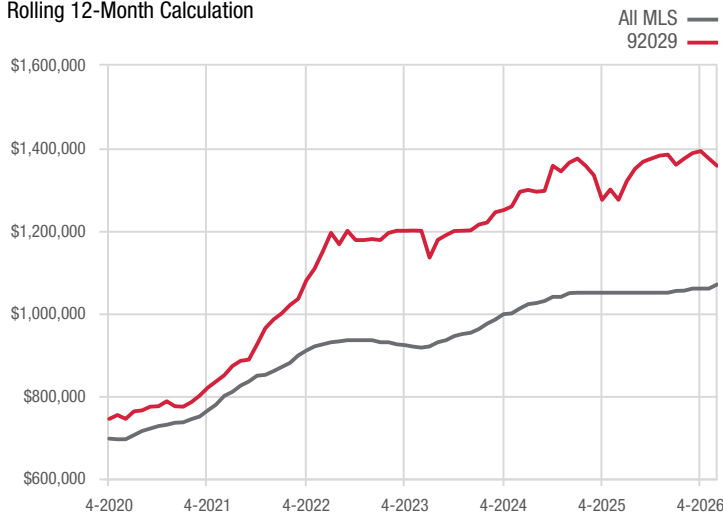
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	June			Year to Date		
	2025	2026	% Change	Thru 6-2025	Thru 6-2026	% Change
Key Metrics						
New Listings	1	0	- 100.0%	6	8	+ 33.3%
Pending Sales	1	0	- 100.0%	4	4	0.0%
Closed Sales	0	1	—	3	6	+ 100.0%
Median Sales Price*	—	\$705,000	—	\$699,000	\$552,500	- 21.0%
Percent of Original List Price Received*	—	94.0%	—	98.1%	95.8%	- 2.3%
Days on Market Until Sale	—	46	—	50	41	- 18.0%
Inventory of Homes for Sale	2	3	+ 50.0%	—	—	—
Months Supply of Inventory	1.7	2.1	+ 23.5%	—	—	—

* 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.

Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation

