Local Market Update for February 2026

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

92025

Escondido South

Detached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	17	**12**	- 29.4%	35	**23**	- 34.3%
Pending Sales	13	**10**	- 23.1%	33	**20**	- 39.4%
Closed Sales	17	**10**	- 41.2%	28	**16**	- 42.9%
Median Sales Price*	$890,000	**$1,337,000**	+ 50.2%	$1,096,000	**$1,147,500**	+ 4.7%
Percent of Original List Price Received*	99.0%	**96.1%**	- 2.9%	99.3%	**97.2%**	- 2.1%
Days on Market Until Sale	37	**63**	+ 70.3%	37	**55**	+ 48.6%
Inventory of Homes for Sale	36	**22**	- 38.9%	—	—	—
Months Supply of Inventory	2.3	**1.6**	- 30.4%	—	—	—

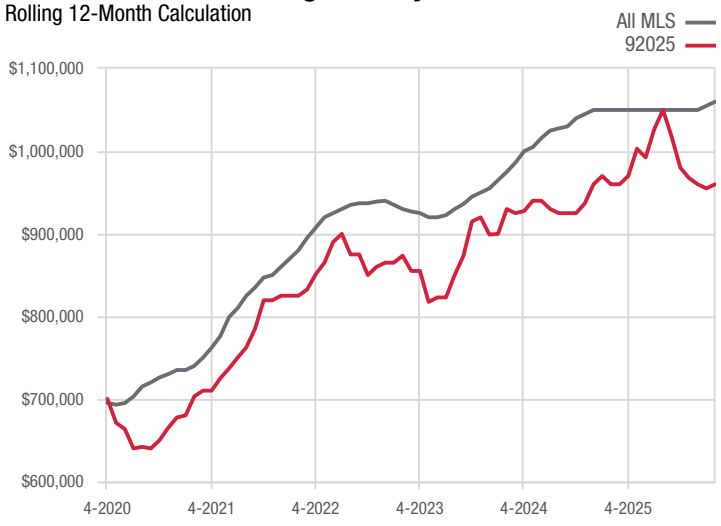
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	6	**15**	+ 150.0%	13	**24**	+ 84.6%
Pending Sales	10	**9**	- 10.0%	14	**16**	+ 14.3%
Closed Sales	6	**4**	- 33.3%	10	**8**	- 20.0%
Median Sales Price*	$497,000	**$484,500**	- 2.5%	$514,500	**$395,000**	- 23.2%
Percent of Original List Price Received*	96.9%	**98.8%**	+ 2.0%	96.4%	**95.1%**	- 1.3%
Days on Market Until Sale	31	**24**	- 22.6%	42	**44**	+ 4.8%
Inventory of Homes for Sale	11	**28**	+ 154.5%	—	—	—
Months Supply of Inventory	1.7	**4.4**	+ 158.8%	—	—	—

* 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.

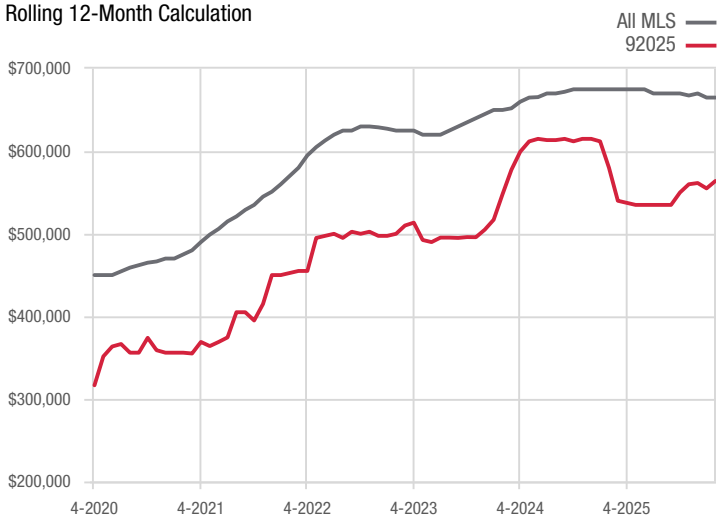
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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Current as of March 5, 2026. All data from the San Diego MLS. Report © 2026 ShowingTime Plus, LLC. Percent changes are calculated using rounded figures.