Local Market Update for February 2026

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

92026

Escondido North

Detached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	50	**29**	- 42.0%	92	**77**	- 16.3%
Pending Sales	31	**25**	- 19.4%	55	**52**	- 5.5%
Closed Sales	21	**25**	+ 19.0%	47	**53**	+ 12.8%
Median Sales Price*	$935,000	**$890,000**	- 4.8%	$890,000	**$870,000**	- 2.2%
Percent of Original List Price Received*	97.0%	**99.5%**	+ 2.6%	96.4%	**98.3%**	+ 2.0%
Days on Market Until Sale	54	**37**	- 31.5%	68	**46**	- 32.4%
Inventory of Homes for Sale	75	**58**	- 22.7%	—	—	—
Months Supply of Inventory	2.5	**2.0**	- 20.0%	—	—	—

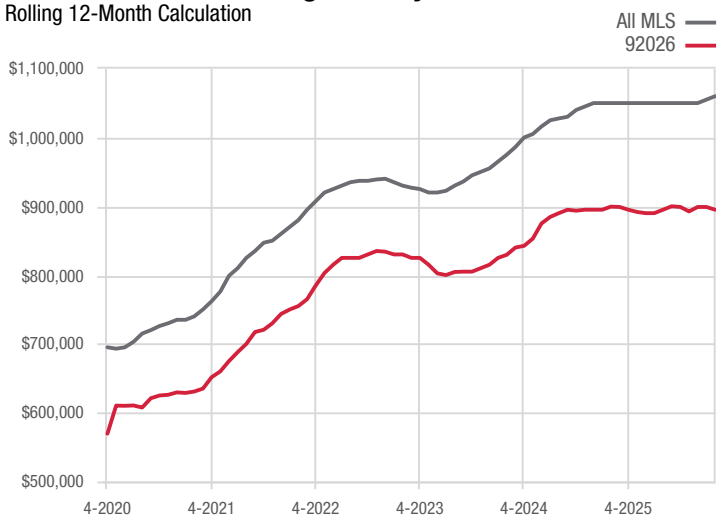
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	12	**18**	+ 50.0%	22	**30**	+ 36.4%
Pending Sales	7	**13**	+ 85.7%	14	**23**	+ 64.3%
Closed Sales	7	**10**	+ 42.9%	10	**20**	+ 100.0%
Median Sales Price*	$660,000	**$587,500**	- 11.0%	$539,500	**$587,500**	+ 8.9%
Percent of Original List Price Received*	98.1%	**94.6%**	- 3.6%	98.5%	**95.7%**	- 2.8%
Days on Market Until Sale	56	**52**	- 7.1%	44	**54**	+ 22.7%
Inventory of Homes for Sale	24	**27**	+ 12.5%	—	—	—
Months Supply of Inventory	3.3	**2.7**	- 18.2%	—	—	—

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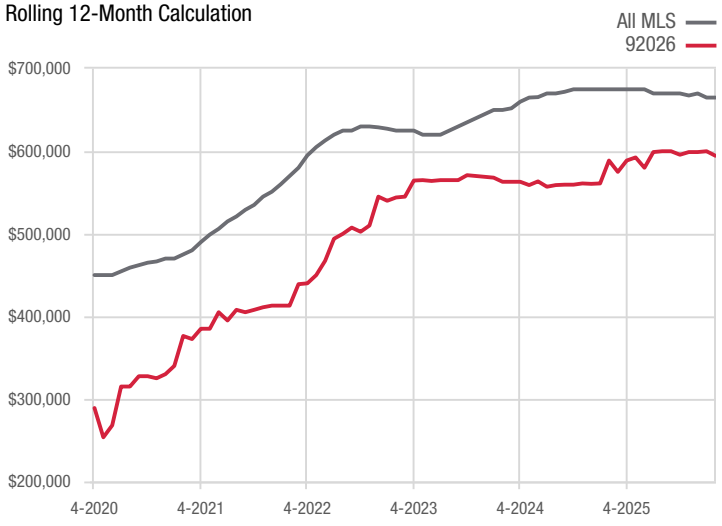
Median Sales Price - Single Family

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.