Local Market Update for February 2026

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

92027

Escondido East

Detached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	33	**26**	- 21.2%	72	**54**	- 25.0%
Pending Sales	24	**28**	+ 16.7%	45	**42**	- 6.7%
Closed Sales	22	**14**	- 36.4%	41	**34**	- 17.1%
Median Sales Price*	$750,000	**$812,500**	+ 8.3%	$753,000	**$825,000**	+ 9.6%
Percent of Original List Price Received*	99.8%	**98.7%**	- 1.1%	97.9%	**99.1%**	+ 1.2%
Days on Market Until Sale	28	**40**	+ 42.9%	37	**40**	+ 8.1%
Inventory of Homes for Sale	52	**44**	- 15.4%	—	**—**	—
Months Supply of Inventory	2.3	**1.8**	- 21.7%	—	**—**	—

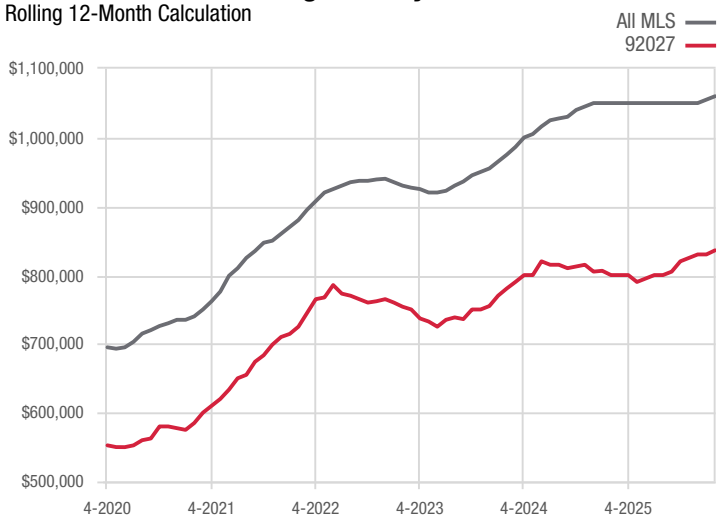
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	15	**11**	- 26.7%	29	**16**	- 44.8%
Pending Sales	8	**4**	- 50.0%	18	**6**	- 66.7%
Closed Sales	10	**1**	- 90.0%	17	**6**	- 64.7%
Median Sales Price*	$520,000	**$325,000**	- 37.5%	$505,000	**$441,000**	- 12.7%
Percent of Original List Price Received*	100.2%	**92.9%**	- 7.3%	100.3%	**96.7%**	- 3.6%
Days on Market Until Sale	52	**3**	- 94.2%	42	**28**	- 33.3%
Inventory of Homes for Sale	25	**18**	- 28.0%	—	**—**	—
Months Supply of Inventory	5.0	**3.7**	- 26.0%	—	**—**	—

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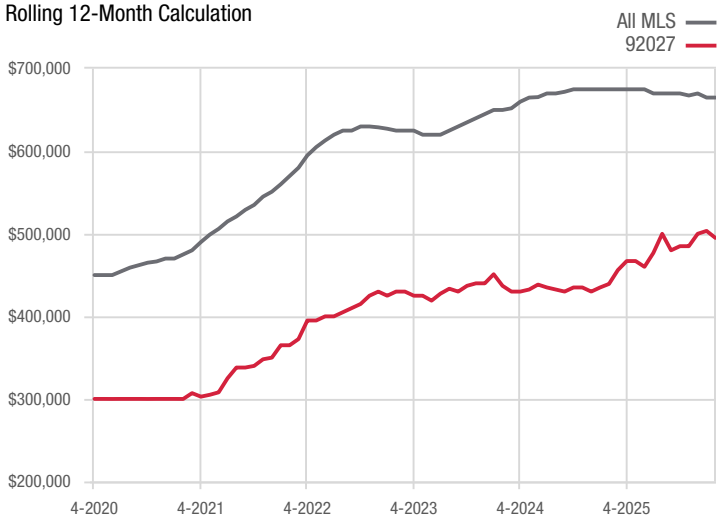
Median Sales Price - Single Family

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.