Local Market Update for February 2026

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

92029

Escondido West

Detached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	33	**18**	- 45.5%	55	**38**	- 30.9%
Pending Sales	11	**14**	+ 27.3%	22	**24**	+ 9.1%
Closed Sales	14	**14**	0.0%	25	**23**	- 8.0%
Median Sales Price*	$1,034,500	**$1,189,500**	+ 15.0%	$1,237,000	**$1,180,000**	- 4.6%
Percent of Original List Price Received*	97.0%	**96.3%**	- 0.7%	94.8%	**97.5%**	+ 2.8%
Days on Market Until Sale	50	**53**	+ 6.0%	60	**57**	- 5.0%
Inventory of Homes for Sale	44	**30**	- 31.8%	—	**—**	—
Months Supply of Inventory	3.5	**1.9**	- 45.7%	—	**—**	—

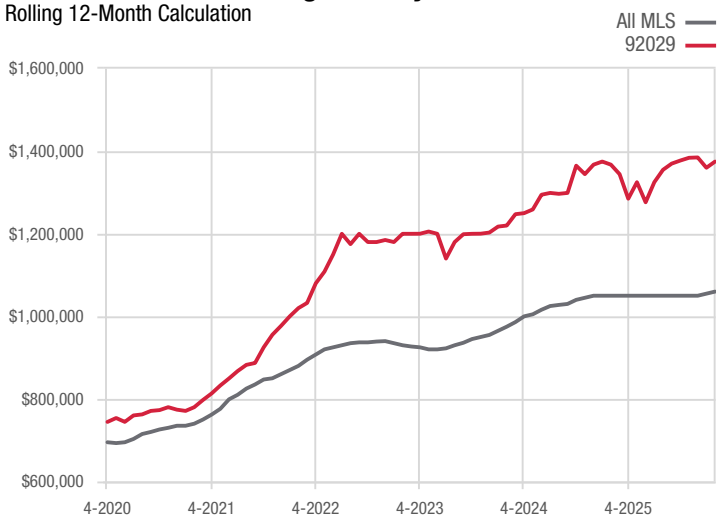
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	February			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 2-2025**	**Thru 2-2026**	**% Change**
New Listings	0	**1**	—	2	**2**	0.0%
Pending Sales	2	**0**	- 100.0%	2	**1**	- 50.0%
Closed Sales	0	**1**	—	0	**2**	—
Median Sales Price*	—	**$515,000**	—	—	**$525,000**	—
Percent of Original List Price Received*	—	**103.2%**	—	—	**100.2%**	—
Days on Market Until Sale	—	**39**	—	—	**33**	—
Inventory of Homes for Sale	1	**2**	+ 100.0%	—	**—**	—
Months Supply of Inventory	0.7	**2.0**	+ 185.7%	—	**—**	—

* 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.

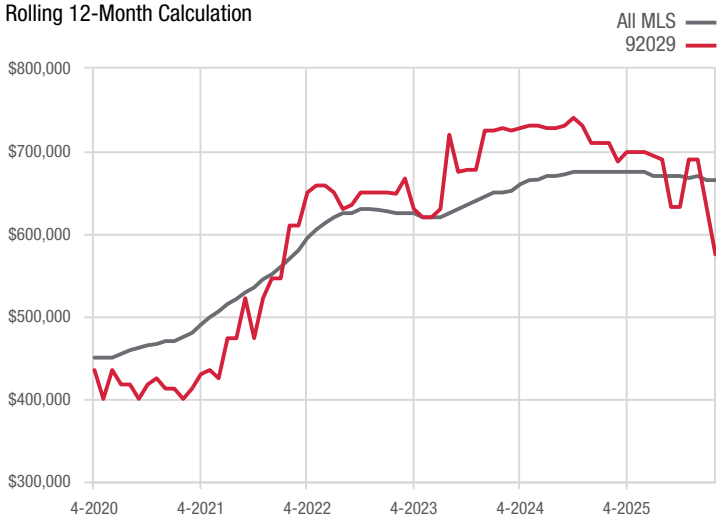
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



SAN DIEGO | MLS

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.