Local Market Update for April 2026

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

92025

Escondido South

Detached	April			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 4-2025**	**Thru 4-2026**	**% Change**
New Listings	17	**28**	+ 64.7%	86	**75**	- 12.8%
Pending Sales	13	**17**	+ 30.8%	61	**53**	- 13.1%
Closed Sales	15	**12**	- 20.0%	55	**42**	- 23.6%
Median Sales Price*	$778,000	**$1,210,000**	+ 55.5%	$920,000	**$1,117,500**	+ 21.5%
Percent of Original List Price Received*	100.7%	**99.0%**	- 1.7%	99.3%	**97.8%**	- 1.5%
Days on Market Until Sale	30	**29**	- 3.3%	34	**40**	+ 17.6%
Inventory of Homes for Sale	40	**30**	- 25.0%	—	**—**	—
Months Supply of Inventory	2.5	**2.1**	- 16.0%	—	**—**	—

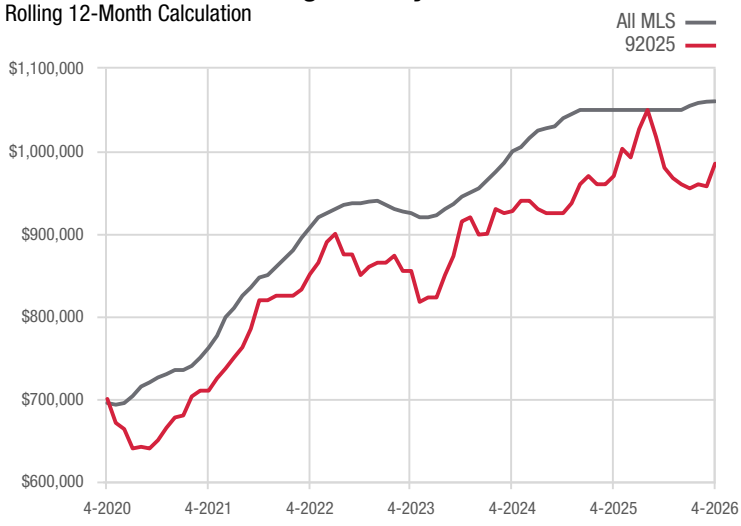
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	April			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 4-2025**	**Thru 4-2026**	**% Change**
New Listings	13	**16**	+ 23.1%	37	**63**	+ 70.3%
Pending Sales	7	**10**	+ 42.9%	24	**35**	+ 45.8%
Closed Sales	5	**5**	0.0%	21	**21**	0.0%
Median Sales Price*	$619,000	**$425,000**	- 31.3%	$535,000	**$485,000**	- 9.3%
Percent of Original List Price Received*	97.3%	**92.3%**	- 5.1%	97.1%	**94.7%**	- 2.5%
Days on Market Until Sale	25	**129**	+ 416.0%	37	**69**	+ 86.5%
Inventory of Homes for Sale	19	**42**	+ 121.1%	—	**—**	—
Months Supply of Inventory	3.0	**6.0**	+ 100.0%	—	**—**	—

* 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.

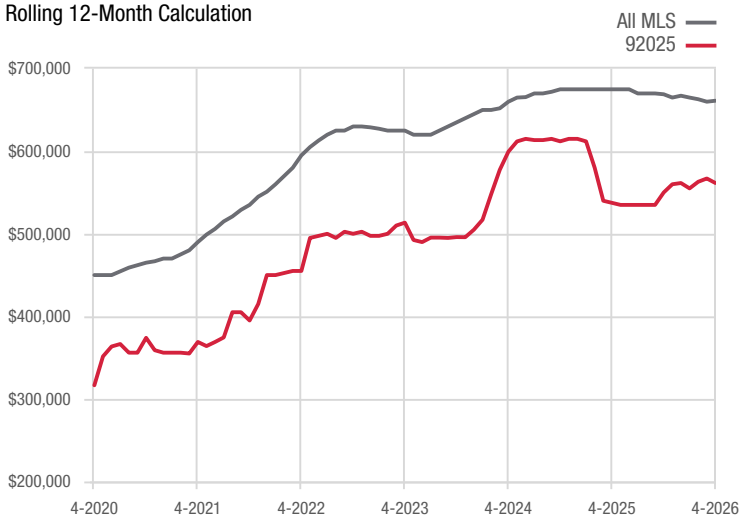
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



SAN DIEGO | MLS

Current as of May 6, 2026. All data from the San Diego MLS. Report © 2026 ShowingTime Plus, LLC. Percent changes are calculated using rounded figures.