Local Market Update for May 2026

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

92026

Escondido North

Detached	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	47	**45**	- 4.3%	225	**214**	- 4.9%
Pending Sales	29	**28**	- 3.4%	148	**142**	- 4.1%
Closed Sales	28	**23**	- 17.9%	142	**135**	- 4.9%
Median Sales Price*	$881,000	**$875,000**	- 0.7%	$880,000	**$900,000**	+ 2.3%
Percent of Original List Price Received*	97.5%	**99.8%**	+ 2.4%	97.7%	**98.2%**	+ 0.5%
Days on Market Until Sale	39	**29**	- 25.6%	47	**41**	- 12.8%
Inventory of Homes for Sale	87	**82**	- 5.7%	—	—	—
Months Supply of Inventory	2.9	**2.8**	- 3.4%	—	—	—

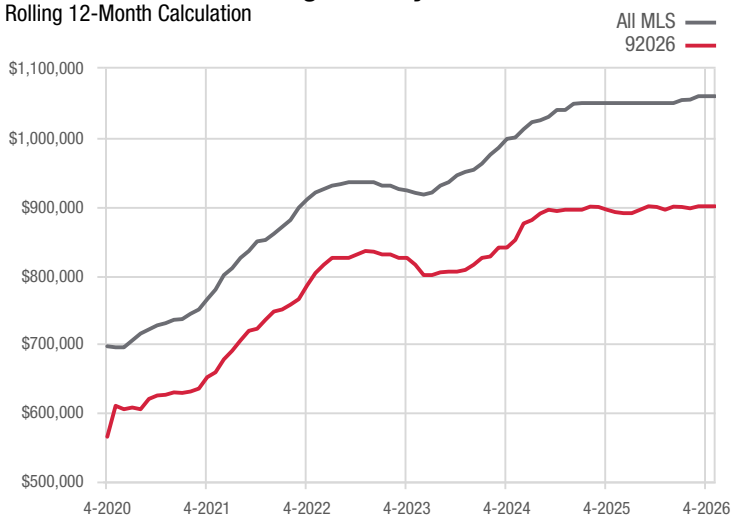
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	14	**16**	+ 14.3%	71	**82**	+ 15.5%
Pending Sales	10	**13**	+ 30.0%	43	**63**	+ 46.5%
Closed Sales	8	**12**	+ 50.0%	35	**55**	+ 57.1%
Median Sales Price*	$625,000	**$659,500**	+ 5.5%	$605,225	**$628,500**	+ 3.8%
Percent of Original List Price Received*	99.8%	**99.8%**	0.0%	99.0%	**98.5%**	- 0.5%
Days on Market Until Sale	70	**39**	- 44.3%	51	**44**	- 13.7%
Inventory of Homes for Sale	29	**28**	- 3.4%	—	—	—
Months Supply of Inventory	3.8	**2.6**	- 31.6%	—	—	—

* 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.

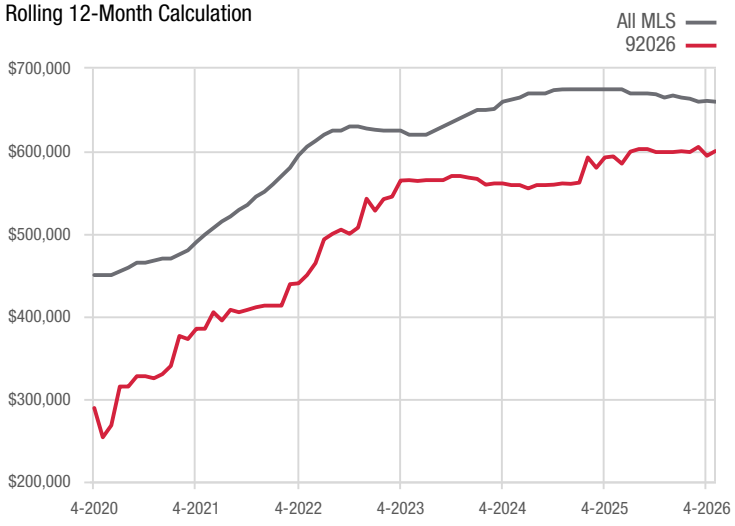
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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