Local Market Update for May 2026

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

92027

Escondido East

Detached	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	35	**41**	+ 17.1%	194	**195**	+ 0.5%
Pending Sales	24	**35**	+ 45.8%	128	**147**	+ 14.8%
Closed Sales	27	**29**	+ 7.4%	126	**123**	- 2.4%
Median Sales Price*	$800,000	**$910,000**	+ 13.8%	$782,500	**$825,000**	+ 5.4%
Percent of Original List Price Received*	97.7%	**99.0%**	+ 1.3%	98.5%	**99.0%**	+ 0.5%
Days on Market Until Sale	48	**26**	- 45.8%	38	**30**	- 21.1%
Inventory of Homes for Sale	63	**51**	- 19.0%	—	—	—
Months Supply of Inventory	2.7	**2.0**	- 25.9%	—	—	—

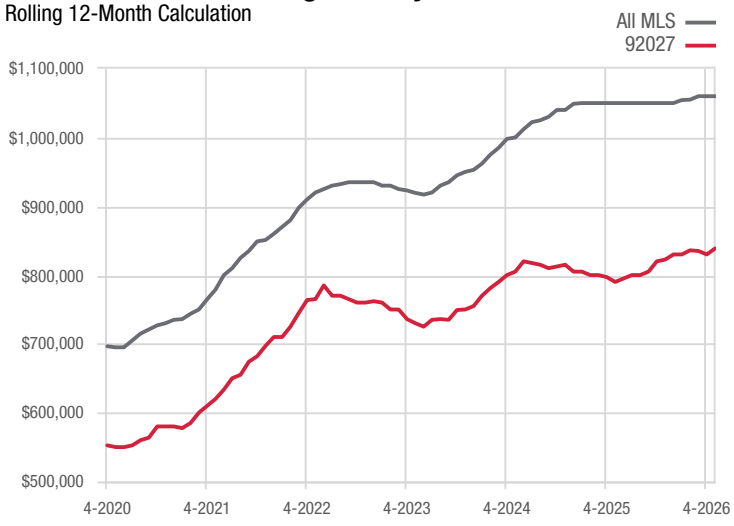
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	May			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 5-2025**	**Thru 5-2026**	**% Change**
New Listings	7	**4**	- 42.9%	57	**44**	- 22.8%
Pending Sales	4	**2**	- 50.0%	35	**20**	- 42.9%
Closed Sales	2	**4**	+ 100.0%	32	**18**	- 43.8%
Median Sales Price*	$470,000	**$597,500**	+ 27.1%	$542,000	**$405,500**	- 25.2%
Percent of Original List Price Received*	102.1%	**100.0%**	- 2.1%	100.5%	**98.4%**	- 2.1%
Days on Market Until Sale	18	**50**	+ 177.8%	35	**39**	+ 11.4%
Inventory of Homes for Sale	24	**17**	- 29.2%	—	—	—
Months Supply of Inventory	4.6	**3.6**	- 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.

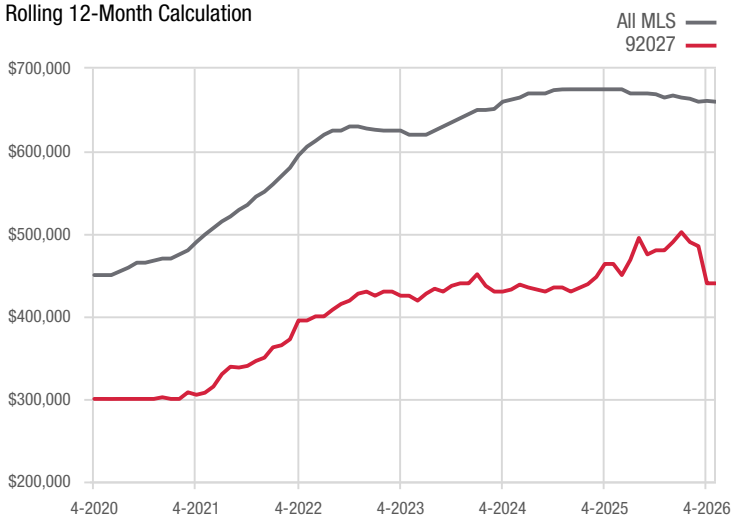
Median Sales Price - Single Family

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.