Local Market Update for July 2026

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

92026

Escondido North

Detached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	36	**46**	+ 27.8%	316	**308**	- 2.5%
Pending Sales	27	**32**	+ 18.5%	199	**211**	+ 6.0%
Closed Sales	25	**33**	+ 32.0%	192	**209**	+ 8.9%
Median Sales Price*	$920,000	**$918,000**	- 0.2%	$889,944	**$910,000**	+ 2.3%
Percent of Original List Price Received*	97.1%	**97.4%**	+ 0.3%	97.8%	**98.6%**	+ 0.8%
Days on Market Until Sale	33	**52**	+ 57.6%	43	**43**	0.0%
Inventory of Homes for Sale	96	**82**	- 14.6%	—	**—**	—
Months Supply of Inventory	3.3	**2.7**	- 18.2%	—	**—**	—

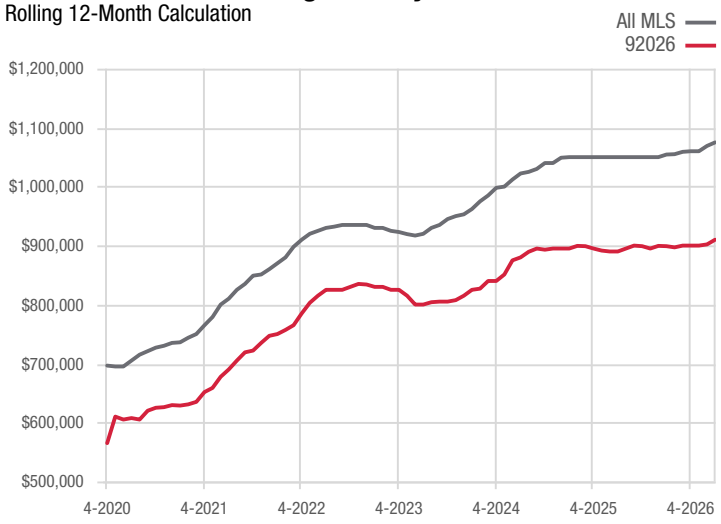
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	18	**15**	- 16.7%	105	**113**	+ 7.6%
Pending Sales	8	**5**	- 37.5%	58	**83**	+ 43.1%
Closed Sales	10	**14**	+ 40.0%	54	**85**	+ 57.4%
Median Sales Price*	$655,000	**$507,500**	- 22.5%	$609,613	**$587,500**	- 3.6%
Percent of Original List Price Received*	98.1%	**98.0%**	- 0.1%	98.6%	**98.4%**	- 0.2%
Days on Market Until Sale	22	**33**	+ 50.0%	42	**44**	+ 4.8%
Inventory of Homes for Sale	33	**31**	- 6.1%	—	**—**	—
Months Supply of Inventory	4.5	**2.8**	- 37.8%	—	**—**	—

* 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.

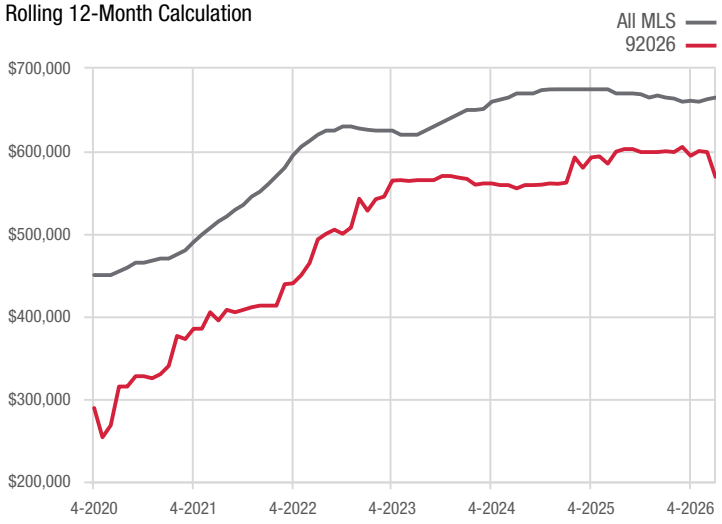
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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