Local Market Update for July 2026

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

92027

Escondido East

Detached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	46	**42**	- 8.7%	284	**283**	- 0.4%
Pending Sales	22	**33**	+ 50.0%	176	**205**	+ 16.5%
Closed Sales	26	**22**	- 15.4%	177	**189**	+ 6.8%
Median Sales Price*	$860,000	**$870,000**	+ 1.2%	$805,000	**$850,000**	+ 5.6%
Percent of Original List Price Received*	99.0%	**97.7%**	- 1.3%	98.5%	**99.0%**	+ 0.5%
Days on Market Until Sale	29	**36**	+ 24.1%	37	**29**	- 21.6%
Inventory of Homes for Sale	82	**62**	- 24.4%	—	—	—
Months Supply of Inventory	3.6	**2.4**	- 33.3%	—	—	—

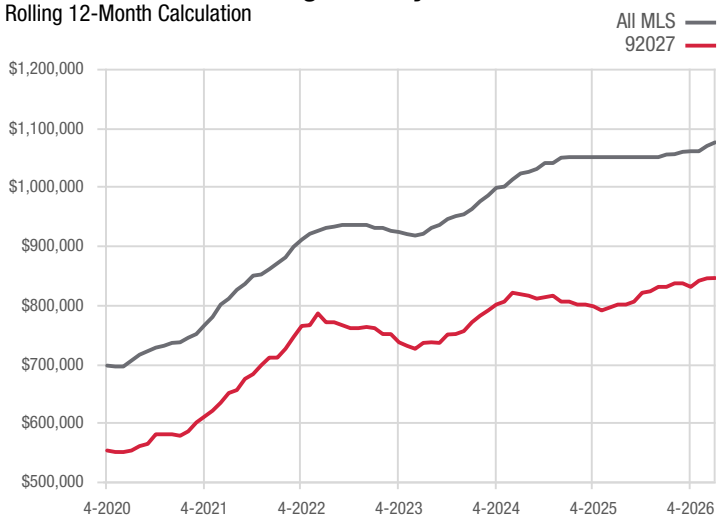
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	15	**4**	- 73.3%	87	**55**	- 36.8%
Pending Sales	8	**5**	- 37.5%	46	**31**	- 32.6%
Closed Sales	4	**8**	+ 100.0%	42	**30**	- 28.6%
Median Sales Price*	$485,000	**$430,000**	- 11.3%	$500,000	**$412,500**	- 17.5%
Percent of Original List Price Received*	89.8%	**97.0%**	+ 8.0%	98.5%	**98.2%**	- 0.3%
Days on Market Until Sale	22	**54**	+ 145.5%	34	**40**	+ 17.6%
Inventory of Homes for Sale	25	**9**	- 64.0%	—	—	—
Months Supply of Inventory	4.5	**1.9**	- 57.8%	—	—	—

* 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.

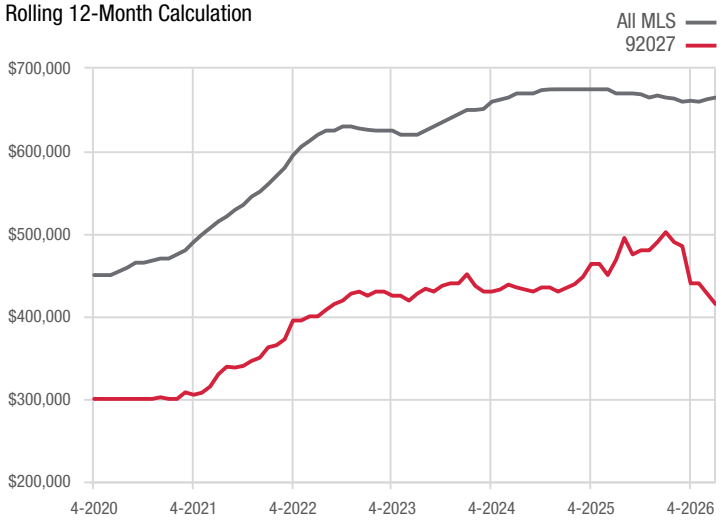
Median Sales Price - Single Family

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.