Local Market Update for July 2026

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

92029

Escondido West

Detached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	34	**25**	- 26.5%	200	**166**	- 17.0%
Pending Sales	20	**18**	- 10.0%	112	**111**	- 0.9%
Closed Sales	20	**19**	- 5.0%	104	**108**	+ 3.8%
Median Sales Price*	$1,442,500	**$1,375,000**	- 4.7%	$1,315,000	**$1,287,444**	- 2.1%
Percent of Original List Price Received*	95.3%	**95.6%**	+ 0.3%	96.7%	**97.7%**	+ 1.0%
Days on Market Until Sale	50	**47**	- 6.0%	41	**44**	+ 7.3%
Inventory of Homes for Sale	59	**41**	- 30.5%	—	—	—
Months Supply of Inventory	4.0	**2.6**	- 35.0%	—	—	—

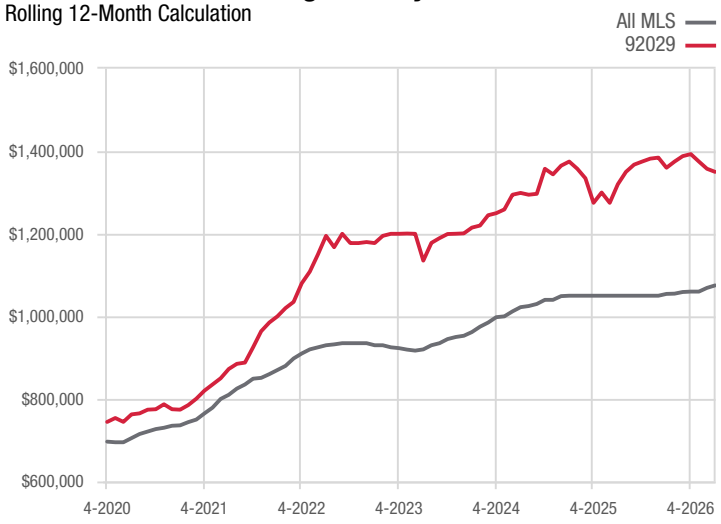
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	July			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 7-2025**	**Thru 7-2026**	**% Change**
New Listings	1	**1**	0.0%	7	**9**	+ 28.6%
Pending Sales	0	**0**	0.0%	4	**4**	0.0%
Closed Sales	1	**0**	- 100.0%	4	**6**	+ 50.0%
Median Sales Price*	$690,000	—	—	$694,500	**$552,500**	- 20.4%
Percent of Original List Price Received*	98.7%	—	—	98.2%	**95.8%**	- 2.4%
Days on Market Until Sale	88	—	—	59	**41**	- 30.5%
Inventory of Homes for Sale	3	**3**	0.0%	—	—	—
Months Supply of Inventory	2.4	**2.1**	- 12.5%	—	—	—

* 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.

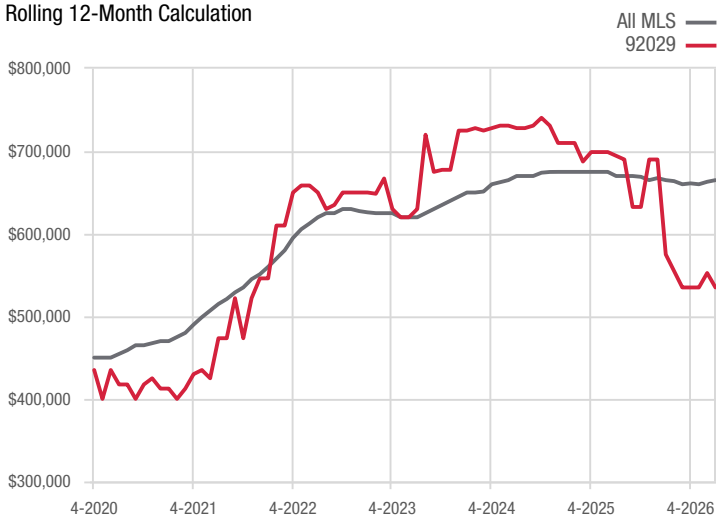
Median Sales Price - Single Family

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.