Local Market Update for August 2026

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

92025

Escondido South

Detached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	23	**21**	- 8.7%	196	**169**	- 13.8%
Pending Sales	17	**17**	0.0%	121	**115**	- 5.0%
Closed Sales	15	**17**	+ 13.3%	113	**107**	- 5.3%
Median Sales Price*	$740,000	**$900,000**	+ 21.6%	$1,057,500	**$1,050,000**	- 0.7%
Percent of Original List Price Received*	92.4%	**96.0%**	+ 3.9%	97.3%	**97.6%**	+ 0.3%
Days on Market Until Sale	58	**43**	- 25.9%	43	**37**	- 14.0%
Inventory of Homes for Sale	53	**35**	- 34.0%	—	**—**	—
Months Supply of Inventory	3.7	**2.4**	- 35.1%	—	**—**	—

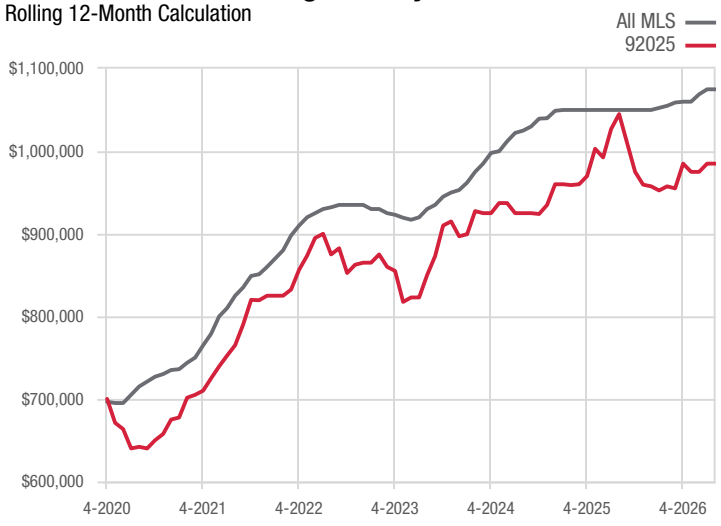
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	10	**15**	+ 50.0%	82	**131**	+ 59.8%
Pending Sales	6	**6**	0.0%	41	**70**	+ 70.7%
Closed Sales	5	**12**	+ 140.0%	40	**67**	+ 67.5%
Median Sales Price*	$615,000	**$557,495**	- 9.4%	$542,500	**$599,990**	+ 10.6%
Percent of Original List Price Received*	95.7%	**94.2%**	- 1.6%	97.5%	**95.4%**	- 2.2%
Days on Market Until Sale	39	**64**	+ 64.1%	33	**58**	+ 75.8%
Inventory of Homes for Sale	29	**36**	+ 24.1%	—	**—**	—
Months Supply of Inventory	5.4	**4.2**	- 22.2%	—	**—**	—

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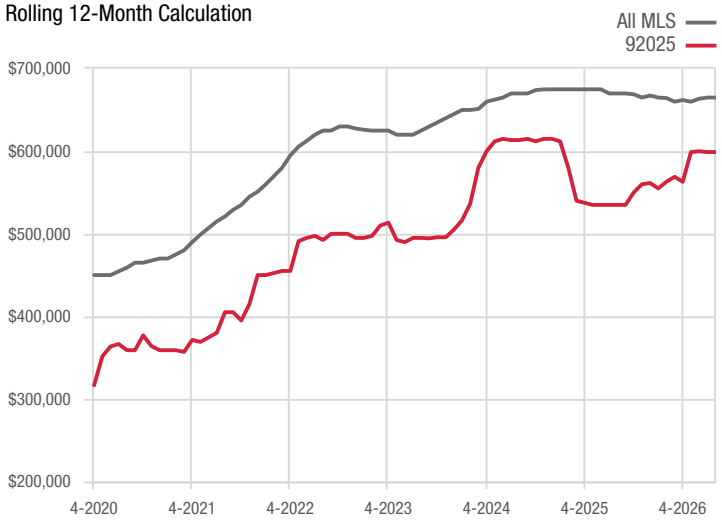
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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