Local Market Update for August 2026

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

92026

Escondido North

Detached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	50	**30**	- 40.0%	362	**340**	- 6.1%
Pending Sales	32	**29**	- 9.4%	231	**244**	+ 5.6%
Closed Sales	33	**26**	- 21.2%	225	**237**	+ 5.3%
Median Sales Price*	$1,041,400	**$933,250**	- 10.4%	$899,000	**$915,000**	+ 1.8%
Percent of Original List Price Received*	96.4%	**96.6%**	+ 0.2%	97.6%	**98.4%**	+ 0.8%
Days on Market Until Sale	44	**40**	- 9.1%	43	**43**	0.0%
Inventory of Homes for Sale	91	**66**	- 27.5%	—	**—**	—
Months Supply of Inventory	3.1	**2.2**	- 29.0%	—	**—**	—

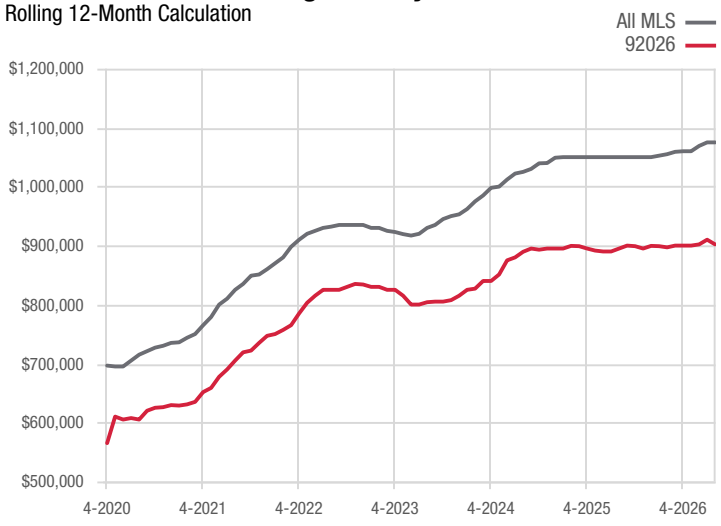
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	15	**13**	- 13.3%	119	**129**	+ 8.4%
Pending Sales	13	**5**	- 61.5%	71	**90**	+ 26.8%
Closed Sales	9	**5**	- 44.4%	63	**91**	+ 44.4%
Median Sales Price*	$610,000	**$575,000**	- 5.7%	$610,000	**$587,500**	- 3.7%
Percent of Original List Price Received*	97.5%	**100.0%**	+ 2.6%	98.4%	**98.4%**	0.0%
Days on Market Until Sale	46	**36**	- 21.7%	43	**44**	+ 2.3%
Inventory of Homes for Sale	28	**36**	+ 28.6%	—	**—**	—
Months Supply of Inventory	3.5	**3.4**	- 2.9%	—	**—**	—

* 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.

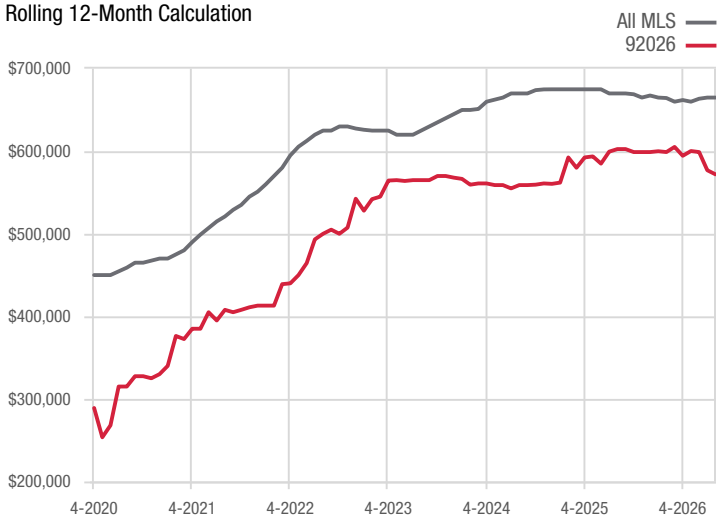
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



SAN DIEGO | MLS

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.