Local Market Update for August 2026

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

92027

Escondido East

Detached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	37	**31**	- 16.2%	319	**319**	0.0%
Pending Sales	34	**16**	- 52.9%	210	**221**	+ 5.2%
Closed Sales	17	**27**	+ 58.8%	194	**217**	+ 11.9%
Median Sales Price*	$800,000	**$866,000**	+ 8.3%	$805,000	**$850,000**	+ 5.6%
Percent of Original List Price Received*	98.6%	**99.2%**	+ 0.6%	98.5%	**99.0%**	+ 0.5%
Days on Market Until Sale	39	**30**	- 23.1%	37	**29**	- 21.6%
Inventory of Homes for Sale	61	**62**	+ 1.6%	—	—	—
Months Supply of Inventory	2.6	**2.5**	- 3.8%	—	—	—

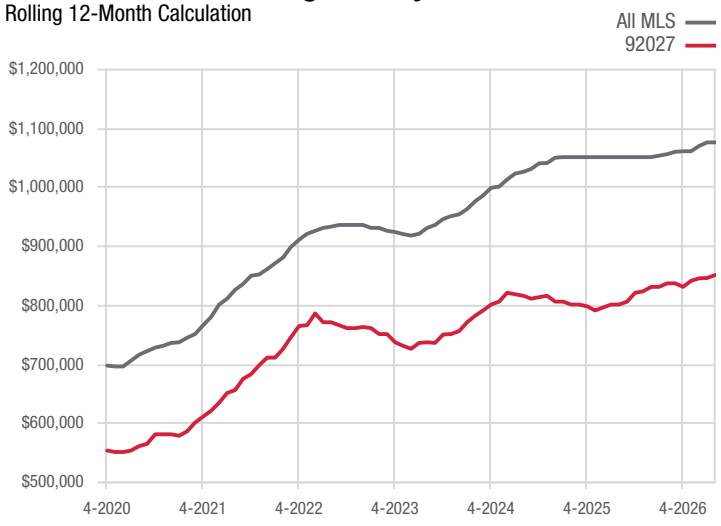
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	9	**5**	- 44.4%	96	**60**	- 37.5%
Pending Sales	8	**3**	- 62.5%	54	**34**	- 37.0%
Closed Sales	4	**5**	+ 25.0%	46	**35**	- 23.9%
Median Sales Price*	$535,000	**$335,000**	- 37.4%	$512,500	**$400,000**	- 22.0%
Percent of Original List Price Received*	97.1%	**94.2%**	- 3.0%	98.4%	**97.6%**	- 0.8%
Days on Market Until Sale	38	**54**	+ 42.1%	34	**42**	+ 23.5%
Inventory of Homes for Sale	21	**9**	- 57.1%	—	—	—
Months Supply of Inventory	3.5	**2.1**	- 40.0%	—	—	—

* 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.

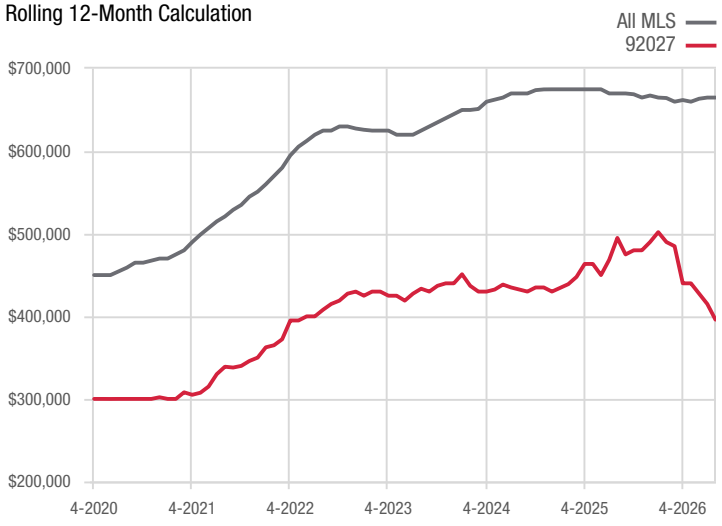
Median Sales Price - Single Family

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.