Local Market Update for August 2026

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

92029

Escondido West

Detached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	27	**32**	+ 18.5%	225	**198**	- 12.0%
Pending Sales	21	**16**	- 23.8%	133	**126**	- 5.3%
Closed Sales	20	**12**	- 40.0%	124	**120**	- 3.2%
Median Sales Price*	$1,508,250	**$1,370,000**	- 9.2%	$1,350,000	**$1,309,500**	- 3.0%
Percent of Original List Price Received*	95.7%	**98.2%**	+ 2.6%	96.6%	**97.8%**	+ 1.2%
Days on Market Until Sale	29	**29**	0.0%	39	**42**	+ 7.7%
Inventory of Homes for Sale	52	**44**	- 15.4%	—	**—**	—
Months Supply of Inventory	3.4	**2.9**	- 14.7%	—	**—**	—

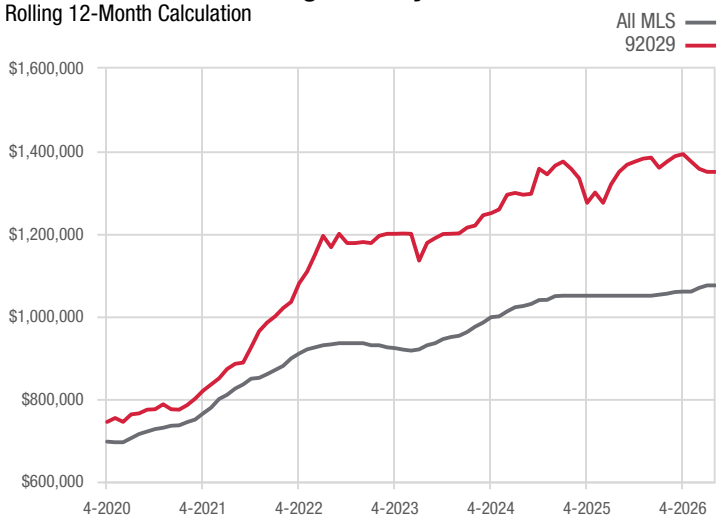
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	August			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 8-2025**	**Thru 8-2026**	**% Change**
New Listings	1	**3**	+ 200.0%	8	**13**	+ 62.5%
Pending Sales	1	**1**	0.0%	5	**5**	0.0%
Closed Sales	0	**1**	—	4	**7**	+ 75.0%
Median Sales Price*	—	**$1,249,000**	—	$694,500	**$570,000**	- 17.9%
Percent of Original List Price Received*	—	**108.6%**	—	98.2%	**97.6%**	- 0.6%
Days on Market Until Sale	—	**5**	—	59	**35**	- 40.7%
Inventory of Homes for Sale	2	**4**	+ 100.0%	—	**—**	—
Months Supply of Inventory	1.7	**2.9**	+ 70.6%	—	**—**	—

* 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.

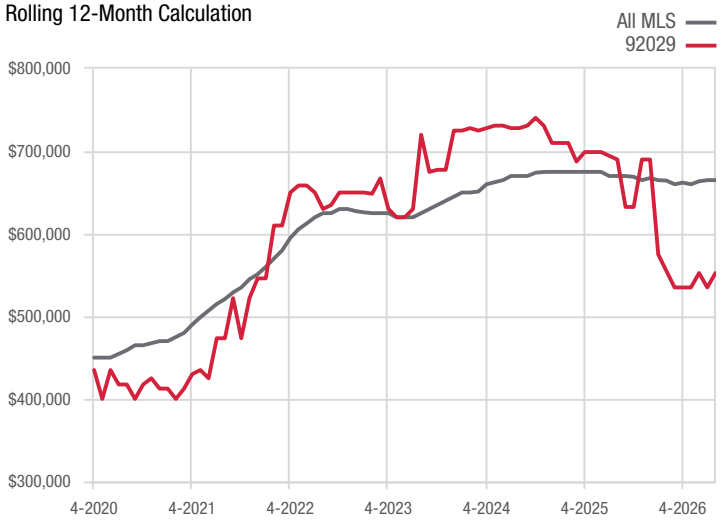
Median Sales Price - Single Family

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.