

Local Market Update for September 2026

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

92025

Escondido South

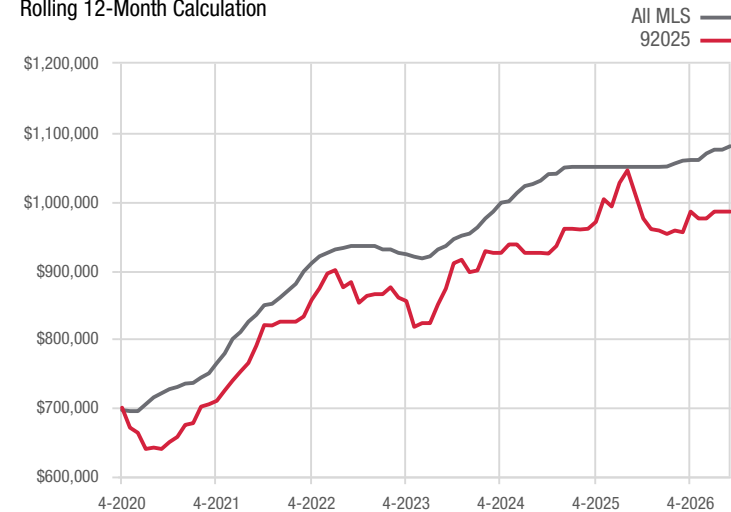
Detached	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	26	23	- 11.5%	224	191	- 14.7%
Pending Sales	16	16	0.0%	137	130	- 5.1%
Closed Sales	14	15	+ 7.1%	127	122	- 3.9%
Median Sales Price*	\$940,250	\$890,000	- 5.3%	\$1,002,500	\$1,030,000	+ 2.7%
Percent of Original List Price Received*	99.6%	97.7%	- 1.9%	97.6%	97.6%	0.0%
Days on Market Until Sale	31	26	- 16.1%	41	36	- 12.2%
Inventory of Homes for Sale	51	38	- 25.5%	—	—	—
Months Supply of Inventory	3.4	2.6	- 23.5%	—	—	—

* 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.

Attached	September			Year to Date		
Key Metrics	2025	2026	% Change	Thru 9-2025	Thru 9-2026	% Change
New Listings	14	13	- 7.1%	95	143	+ 50.5%
Pending Sales	6	6	0.0%	47	75	+ 59.6%
Closed Sales	6	4	- 33.3%	46	71	+ 54.3%
Median Sales Price*	\$530,000	\$536,000	+ 1.1%	\$542,500	\$599,990	+ 10.6%
Percent of Original List Price Received*	97.9%	94.0%	- 4.0%	97.6%	95.3%	- 2.4%
Days on Market Until Sale	49	112	+ 128.6%	35	61	+ 74.3%
Inventory of Homes for Sale	32	34	+ 6.3%	—	—	—
Months Supply of Inventory	5.8	4.0	- 31.0%	—	—	—

* 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

