Local Market Update for October 2026

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

92025

Escondido South

Detached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	18	**15**	- 16.7%	242	**207**	- 14.5%
Pending Sales	20	**16**	- 20.0%	157	**148**	- 5.7%
Closed Sales	23	**17**	- 26.1%	150	**139**	- 7.3%
Median Sales Price*	$869,900	**$985,000**	+ 13.2%	$960,000	**$1,010,000**	+ 5.2%
Percent of Original List Price Received*	96.6%	**95.7%**	- 0.9%	97.4%	**97.4%**	0.0%
Days on Market Until Sale	39	**50**	+ 28.2%	41	**38**	- 7.3%
Inventory of Homes for Sale	40	**32**	- 20.0%	—	—	—
Months Supply of Inventory	2.6	**2.2**	- 15.4%	—	—	—

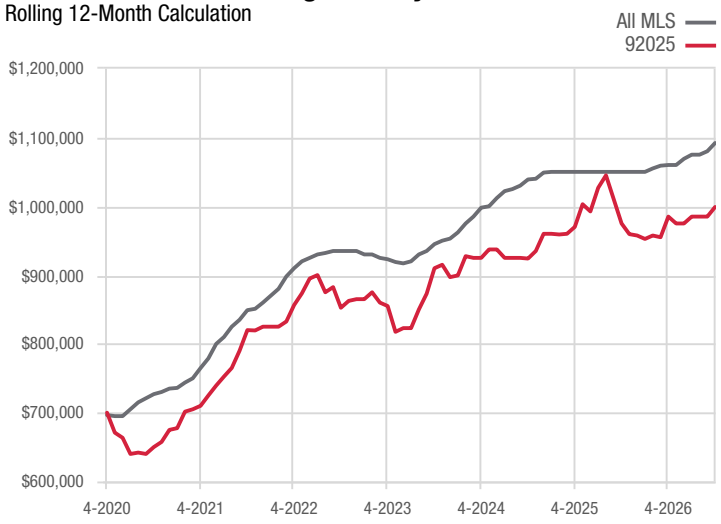
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	16	**12**	- 25.0%	111	**153**	+ 37.8%
Pending Sales	12	**11**	- 8.3%	59	**86**	+ 45.8%
Closed Sales	10	**8**	- 20.0%	56	**81**	+ 44.6%
Median Sales Price*	$572,000	**$625,000**	+ 9.3%	$547,500	**$599,990**	+ 9.6%
Percent of Original List Price Received*	96.1%	**97.2%**	+ 1.1%	97.3%	**95.6%**	- 1.7%
Days on Market Until Sale	32	**33**	+ 3.1%	35	**58**	+ 65.7%
Inventory of Homes for Sale	26	**25**	- 3.8%	—	—	—
Months Supply of Inventory	4.3	**3.0**	- 30.2%	—	—	—

* 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.

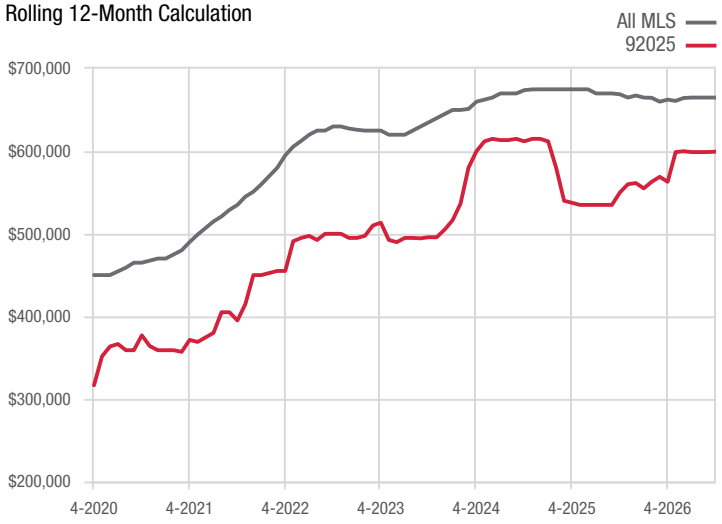
Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



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