Local Market Update for October 2026

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

92027

Escondido East

Detached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	30	**33**	+ 10.0%	376	**379**	+ 0.8%
Pending Sales	21	**21**	0.0%	253	**264**	+ 4.3%
Closed Sales	25	**15**	- 40.0%	251	**259**	+ 3.2%
Median Sales Price*	$845,000	**$817,500**	- 3.3%	$825,000	**$855,000**	+ 3.6%
Percent of Original List Price Received*	95.9%	**96.5%**	+ 0.6%	98.2%	**98.7%**	+ 0.5%
Days on Market Until Sale	55	**58**	+ 5.5%	38	**33**	- 13.2%
Inventory of Homes for Sale	52	**54**	+ 3.8%	—	**—**	—
Months Supply of Inventory	2.2	**2.2**	0.0%	—	**—**	—

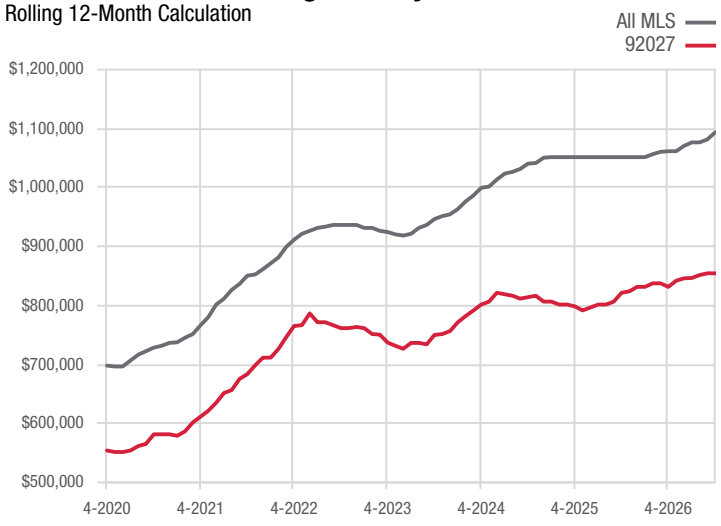
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	October			Year to Date		
Key Metrics	**2025**	**2026**	**% Change**	**Thru 10-2025**	**Thru 10-2026**	**% Change**
New Listings	10	**3**	- 70.0%	115	**74**	- 35.7%
Pending Sales	4	**1**	- 75.0%	64	**38**	- 40.6%
Closed Sales	5	**1**	- 80.0%	63	**40**	- 36.5%
Median Sales Price*	$570,000	**$316,000**	- 44.6%	$495,000	**$393,000**	- 20.6%
Percent of Original List Price Received*	101.1%	**91.6%**	- 9.4%	98.4%	**97.6%**	- 0.8%
Days on Market Until Sale	45	**81**	+ 80.0%	37	**42**	+ 13.5%
Inventory of Homes for Sale	18	**13**	- 27.8%	—	**—**	—
Months Supply of Inventory	3.0	**3.5**	+ 16.7%	—	**—**	—

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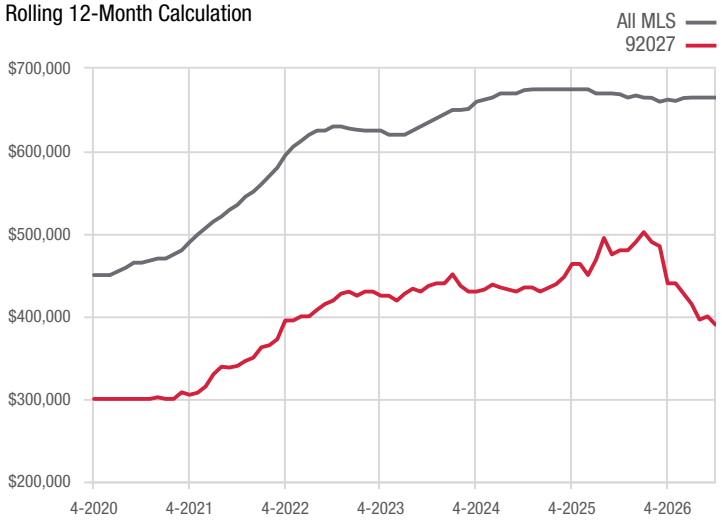
Median Sales Price - Single Family

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.