

Local Market Update for May 2026

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

92025

Escondido South

Detached	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	34	28	- 17.6%	120	102	- 15.0%
Pending Sales	11	14	+ 27.3%	72	69	- 4.2%
Closed Sales	10	14	+ 40.0%	66	56	- 15.2%
Median Sales Price*	\$1,312,000	\$1,134,500	- 13.5%	\$1,071,000	\$1,117,500	+ 4.3%
Percent of Original List Price Received*	98.5%	97.2%	- 1.3%	99.1%	97.6%	- 1.5%
Days on Market Until Sale	42	42	0.0%	36	40	+ 11.1%
Inventory of Homes for Sale	57	35	- 38.6%	—	—	—
Months Supply of Inventory	3.8	2.4	- 36.8%	—	—	—

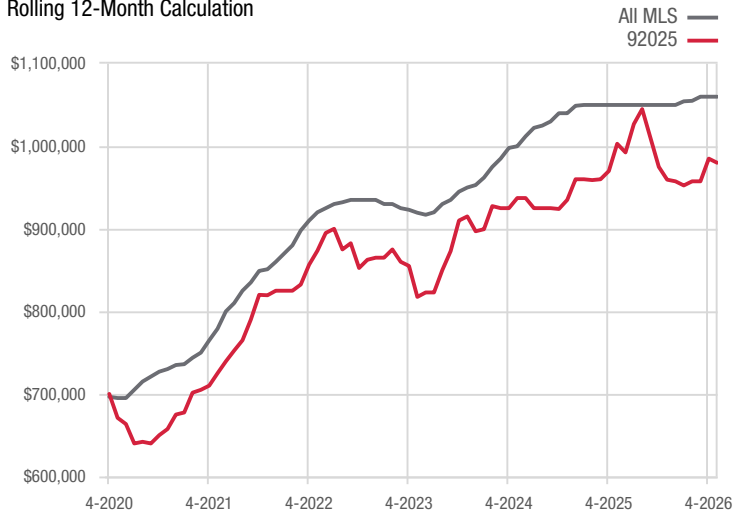
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
Key Metrics						
New Listings	11	14	+ 27.3%	48	78	+ 62.5%
Pending Sales	3	9	+ 200.0%	27	41	+ 51.9%
Closed Sales	6	11	+ 83.3%	27	35	+ 29.6%
Median Sales Price*	\$520,000	\$670,000	+ 28.8%	\$535,000	\$620,000	+ 15.9%
Percent of Original List Price Received*	97.6%	97.5%	- 0.1%	97.2%	95.7%	- 1.5%
Days on Market Until Sale	27	39	+ 44.4%	35	60	+ 71.4%
Inventory of Homes for Sale	20	45	+ 125.0%	—	—	—
Months Supply of Inventory	3.4	6.2	+ 82.4%	—	—	—

* 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.

Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation

