

Local Market Update for March 2026

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

92025

Escondido South

Detached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	34	22	- 35.3%	69	48	- 30.4%
Pending Sales	15	12	- 20.0%	48	35	- 27.1%
Closed Sales	12	13	+ 8.3%	40	29	- 27.5%
Median Sales Price*	\$985,000	\$820,000	- 16.8%	\$1,071,000	\$985,000	- 8.0%
Percent of Original List Price Received*	97.3%	97.1%	- 0.2%	98.7%	97.1%	- 1.6%
Days on Market Until Sale	33	33	0.0%	35	45	+ 28.6%
Inventory of Homes for Sale	45	27	- 40.0%	—	—	—
Months Supply of Inventory	2.8	1.9	- 32.1%	—	—	—

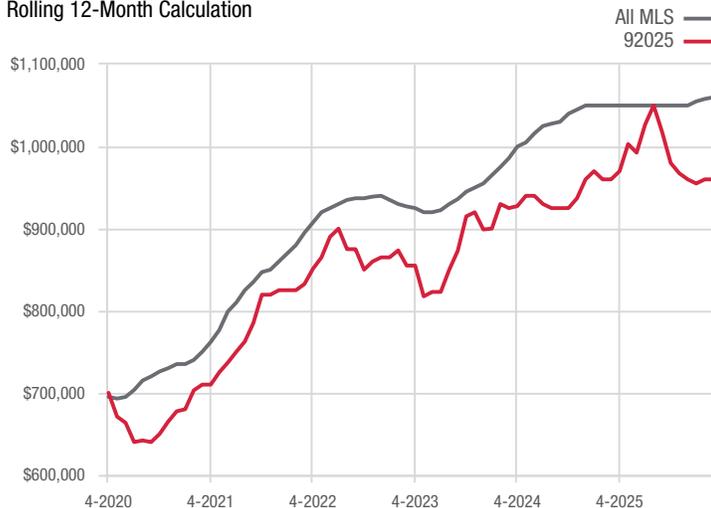
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	March			Year to Date		
	2025	2026	% Change	Thru 3-2025	Thru 3-2026	% Change
Key Metrics						
New Listings	11	17	+ 54.5%	24	45	+ 87.5%
Pending Sales	3	6	+ 100.0%	17	20	+ 17.6%
Closed Sales	6	6	0.0%	16	15	- 6.3%
Median Sales Price*	\$605,400	\$642,500	+ 6.1%	\$522,000	\$550,000	+ 5.4%
Percent of Original List Price Received*	98.1%	97.2%	- 0.9%	97.0%	95.7%	- 1.3%
Days on Market Until Sale	41	53	+ 29.3%	41	46	+ 12.2%
Inventory of Homes for Sale	17	42	+ 147.1%	—	—	—
Months Supply of Inventory	2.6	6.6	+ 153.8%	—	—	—

* 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.

Median Sales Price - Single Family

Rolling 12-Month Calculation



Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation

