

Local Market Update for April 2026

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

92027

Escondido East

Detached	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	41	48	+ 17.1%	159	148	- 6.9%
Pending Sales	28	39	+ 39.3%	104	113	+ 8.7%
Closed Sales	32	30	- 6.3%	99	93	- 6.1%
Median Sales Price*	\$802,500	\$787,500	- 1.9%	\$772,500	\$800,000	+ 3.6%
Percent of Original List Price Received*	98.1%	98.2%	+ 0.1%	98.7%	99.0%	+ 0.3%
Days on Market Until Sale	39	26	- 33.3%	35	33	- 5.7%
Inventory of Homes for Sale	65	52	- 20.0%	—	—	—
Months Supply of Inventory	2.8	2.1	- 25.0%	—	—	—

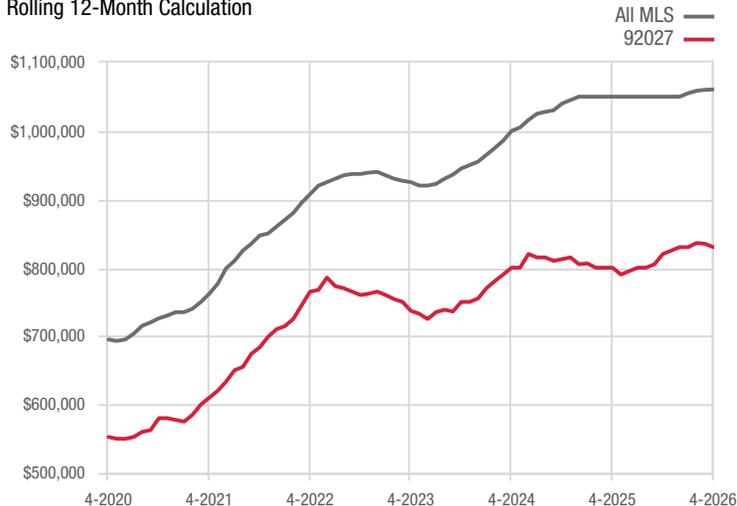
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	April			Year to Date		
	2025	2026	% Change	Thru 4-2025	Thru 4-2026	% Change
New Listings	12	7	- 41.7%	50	38	- 24.0%
Pending Sales	3	6	+ 100.0%	31	19	- 38.7%
Closed Sales	9	4	- 55.6%	31	14	- 54.8%
Median Sales Price*	\$560,000	\$423,000	- 24.5%	\$549,000	\$405,500	- 26.1%
Percent of Original List Price Received*	100.5%	99.9%	- 0.6%	100.4%	98.0%	- 2.4%
Days on Market Until Sale	27	44	+ 63.0%	36	36	0.0%
Inventory of Homes for Sale	25	16	- 36.0%	—	—	—
Months Supply of Inventory	4.6	3.3	- 28.3%	—	—	—

* 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

