

# Local Market Update for January 2026

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

92027

Escondido East

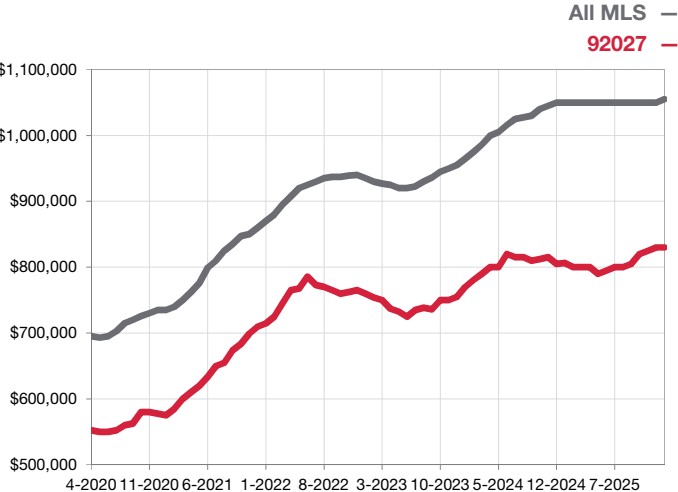
Detached	January			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	39	28	- 28.2%	39	28	- 28.2%
Pending Sales	21	17	- 19.0%	21	17	- 19.0%
Closed Sales	19	17	- 10.5%	19	17	- 10.5%
Median Sales Price*	\$785,000	\$800,000	+ 1.9%	\$785,000	\$800,000	+ 1.9%
Percent of Original List Price Received*	95.7%	99.3%	+ 3.8%	95.7%	99.3%	+ 3.8%
Days on Market Until Sale	48	41	- 14.6%	48	41	- 14.6%
Inventory of Homes for Sale	47	47	0.0%	--	--	--
Months Supply of Inventory	2.0	2.0	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	January			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	14	5	- 64.3%	14	5	- 64.3%
Pending Sales	10	2	- 80.0%	10	2	- 80.0%
Closed Sales	7	5	- 28.6%	7	5	- 28.6%
Median Sales Price*	\$468,500	\$502,000	+ 7.2%	\$468,500	\$502,000	+ 7.2%
Percent of Original List Price Received*	100.6%	97.5%	- 3.1%	100.6%	97.5%	- 3.1%
Days on Market Until Sale	26	33	+ 26.9%	26	33	+ 26.9%
Inventory of Homes for Sale	22	12	- 45.5%	--	--	--
Months Supply of Inventory	4.6	2.3	- 50.0%	--	--	--

\* 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.

Median Sales Price – Single Family  
Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo  
Rolling 12-Month Calculation

