

Local Market Update for January 2026

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

92029

Escondido West

Detached		January			Year to Date		
Key Metrics		2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings		22	16	- 27.3%	22	16	- 27.3%
Pending Sales		11	10	- 9.1%	11	10	- 9.1%
Closed Sales		11	9	- 18.2%	11	9	- 18.2%
Median Sales Price*		\$1,400,000	\$1,180,000	- 15.7%	\$1,400,000	\$1,180,000	- 15.7%
Percent of Original List Price Received*		91.9%	99.3%	+ 8.1%	91.9%	99.3%	+ 8.1%
Days on Market Until Sale		72	62	- 13.9%	72	62	- 13.9%
Inventory of Homes for Sale		28	21	- 25.0%	--	--	--
Months Supply of Inventory		2.2	1.3	- 40.9%	--	--	--

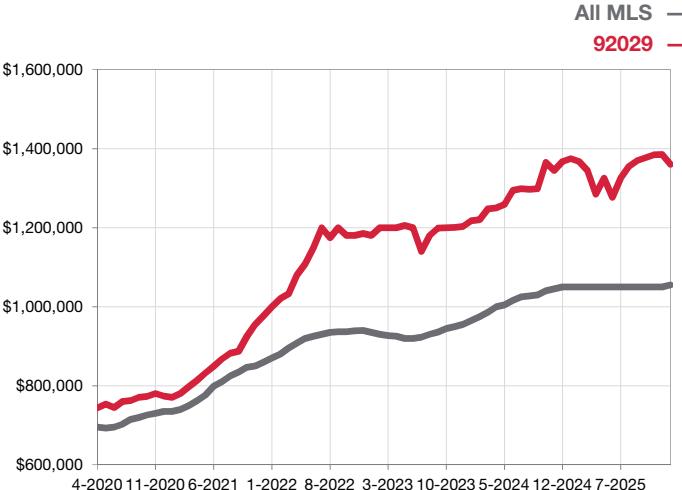
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		January			Year to Date		
Key Metrics		2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings		2	1	- 50.0%	2	1	- 50.0%
Pending Sales		0	1	--	0	1	--
Closed Sales		0	1	--	0	1	--
Median Sales Price*		\$0	\$535,000	--	\$0	\$535,000	--
Percent of Original List Price Received*		0.0%	97.3%	--	0.0%	97.3%	--
Days on Market Until Sale		0	27	--	0	27	--
Inventory of Homes for Sale		3	1	- 66.7%	--	--	--
Months Supply of Inventory		2.5	0.9	- 64.0%	--	--	--

* 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

