

# Local Market Update for May 2026

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

## 92029

### Escondido West

Detached	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
<b>Key Metrics</b>						
New Listings	35	28	- 20.0%	140	123	- 12.1%
Pending Sales	14	23	+ 64.3%	76	74	- 2.6%
Closed Sales	20	15	- 25.0%	72	64	- 11.1%
Median Sales Price*	\$1,445,688	<b>\$1,349,999</b>	- 6.6%	\$1,290,000	<b>\$1,275,000</b>	- 1.2%
Percent of Original List Price Received*	95.6%	<b>100.7%</b>	+ 5.3%	96.7%	<b>98.2%</b>	+ 1.6%
Days on Market Until Sale	28	41	+ 46.4%	42	41	- 2.4%
Inventory of Homes for Sale	57	51	- 10.5%	—	—	—
Months Supply of Inventory	4.1	3.3	- 19.5%	—	—	—

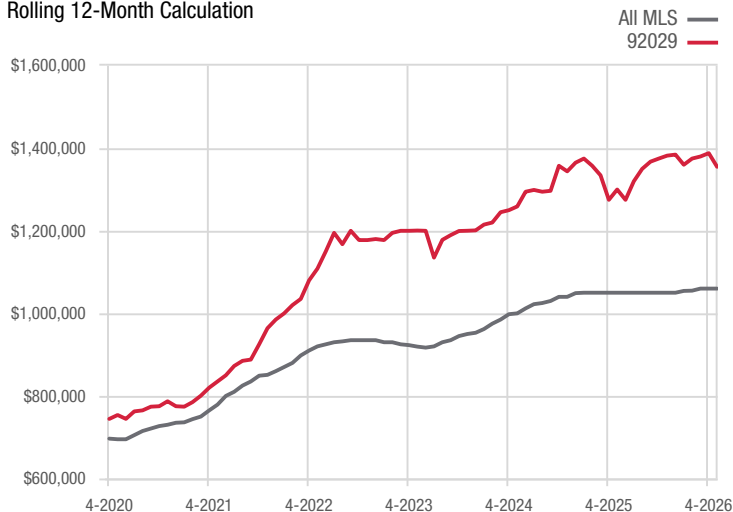
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached	May			Year to Date		
	2025	2026	% Change	Thru 5-2025	Thru 5-2026	% Change
<b>Key Metrics</b>						
New Listings	0	2	—	5	8	+ 60.0%
Pending Sales	0	0	0.0%	3	4	+ 33.3%
Closed Sales	0	0	0.0%	3	5	+ 66.7%
Median Sales Price*	—	—	—	\$699,000	<b>\$535,000</b>	- 23.5%
Percent of Original List Price Received*	—	—	—	98.1%	<b>96.1%</b>	- 2.0%
Days on Market Until Sale	—	—	—	50	39	- 22.0%
Inventory of Homes for Sale	3	4	+ 33.3%	—	—	—
Months Supply of Inventory	2.1	3.0	+ 42.9%	—	—	—

\* 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.

### Median Sales Price - Single Family

Rolling 12-Month Calculation



### Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation

