

Local Market Update for January 2026

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

92026

Escondido North

Detached		January			Year to Date		
Key Metrics		2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings		42	44	+ 4.8%	42	44	+ 4.8%
Pending Sales		24	27	+ 12.5%	24	27	+ 12.5%
Closed Sales		26	26	0.0%	26	26	0.0%
Median Sales Price*		\$867,500	\$877,500	+ 1.2%	\$867,500	\$877,500	+ 1.2%
Percent of Original List Price Received*		95.9%	97.3%	+ 1.5%	95.9%	97.3%	+ 1.5%
Days on Market Until Sale		80	54	- 32.5%	80	54	- 32.5%
Inventory of Homes for Sale		67	58	- 13.4%	--	--	--
Months Supply of Inventory		2.3	1.9	- 17.4%	--	--	--

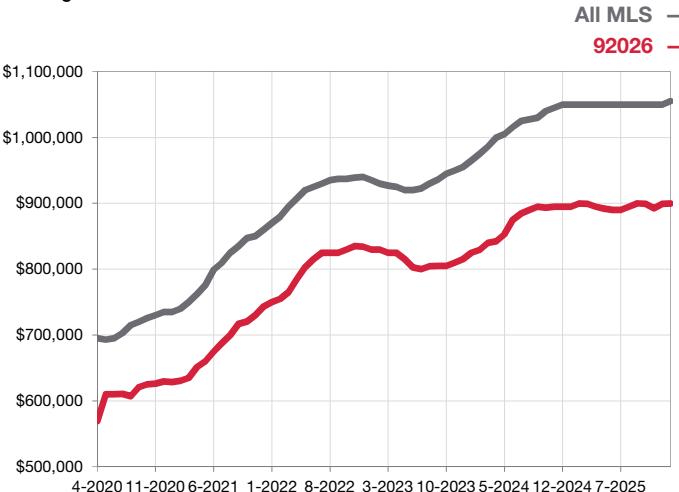
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Attached		January			Year to Date		
Key Metrics		2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings		10	11	+ 10.0%	10	11	+ 10.0%
Pending Sales		7	11	+ 57.1%	7	11	+ 57.1%
Closed Sales		3	10	+ 233.3%	3	10	+ 233.3%
Median Sales Price*		\$407,000	\$597,000	+ 46.7%	\$407,000	\$597,000	+ 46.7%
Percent of Original List Price Received*		99.4%	96.9%	- 2.5%	99.4%	96.9%	- 2.5%
Days on Market Until Sale		17	56	+ 229.4%	17	56	+ 229.4%
Inventory of Homes for Sale		23	24	+ 4.3%	--	--	--
Months Supply of Inventory		3.1	2.5	- 19.4%	--	--	--

* 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

