

# Local Market Update for January 2026

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

## 92026

Escondido North

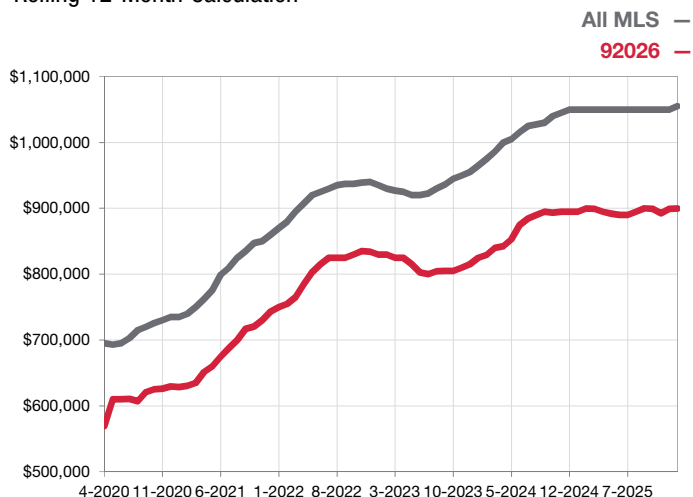
| Detached                                 | January   |           |                | Year to Date |             |                |
|------------------------------------------|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics                              | 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

