

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%	--	--	--

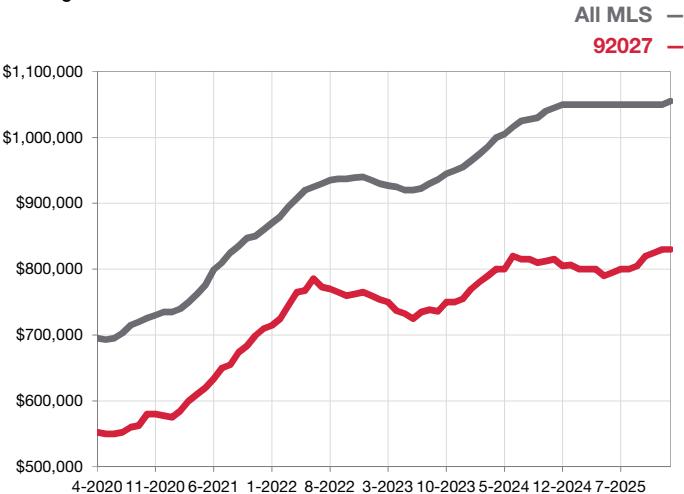
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

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

