

# Local Market Update for January 2026

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

92025

Escondido South

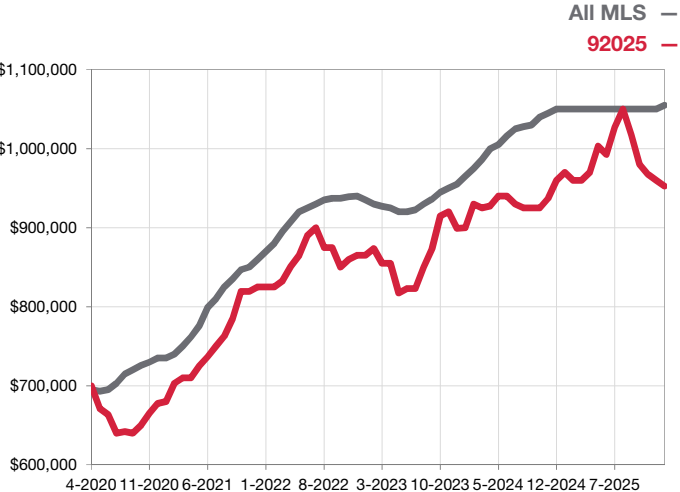
Detached	January			Year to Date		
Key Metrics	2025	2026	Percent Change	Thru 1-2025	Thru 1-2026	Percent Change
New Listings	18	11	- 38.9%	18	11	- 38.9%
Pending Sales	20	10	- 50.0%	20	10	- 50.0%
Closed Sales	11	5	- 54.5%	11	5	- 54.5%
Median Sales Price*	\$1,263,000	\$860,000	- 31.9%	\$1,263,000	\$860,000	- 31.9%
Percent of Original List Price Received*	99.9%	99.1%	- 0.8%	99.9%	99.1%	- 0.8%
Days on Market Until Sale	36	47	+ 30.6%	36	47	+ 30.6%
Inventory of Homes for Sale	35	21	- 40.0%	--	--	--
Months Supply of Inventory	2.2	1.5	- 31.8%	--	--	--

\* 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	7	8	+ 14.3%	7	8	+ 14.3%
Pending Sales	4	7	+ 75.0%	4	7	+ 75.0%
Closed Sales	4	4	0.0%	4	4	0.0%
Median Sales Price*	\$522,500	\$392,500	- 24.9%	\$522,500	\$392,500	- 24.9%
Percent of Original List Price Received*	95.6%	91.5%	- 4.3%	95.6%	91.5%	- 4.3%
Days on Market Until Sale	58	65	+ 12.1%	58	65	+ 12.1%
Inventory of Homes for Sale	15	23	+ 53.3%	--	--	--
Months Supply of Inventory	2.4	3.6	+ 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

