Local Market Update for October 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®
HOMEDEX
Market Statistics

92026 - Escondido

North San Diego County

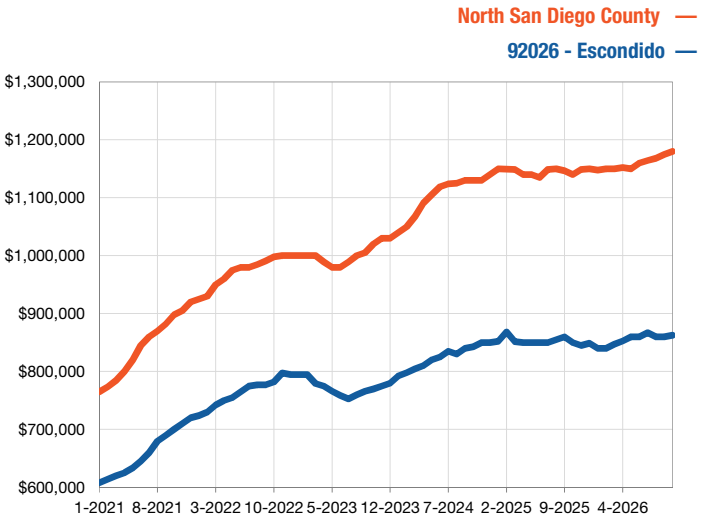
Detached Single-Family	October			Rolling 12 Months		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	66	**30**	- 54.5%	672	**559**	- 16.8%
Pending Sales	42	**17**	- 59.5%	430	**411**	- 4.4%
Closed Sales	47	**25**	- 46.8%	442	**423**	- 4.3%
Days on Market Until Sale	39	**61**	+ 56.4%	35	**41**	+ 17.1%
Median Sales Price*	$776,941	**$800,000**	+ 3.0%	$850,000	**$862,500**	+ 1.5%
Average Sales Price*	$825,158	**$822,928**	- 0.3%	$913,394	**$916,187**	+ 0.3%
Percent of Original List Price Received*	96.6%	**95.9%**	- 0.7%	97.4%	**97.5%**	+ 0.1%
Percent of List Price Received*	99.2%	**98.2%**	- 1.0%	99.2%	**99.0%**	- 0.2%
Inventory of Homes for Sale	127	**84**	- 33.9%	--	--	--
Months Supply of Inventory	3.5	**2.5**	- 28.6%	--	--	--

* 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.

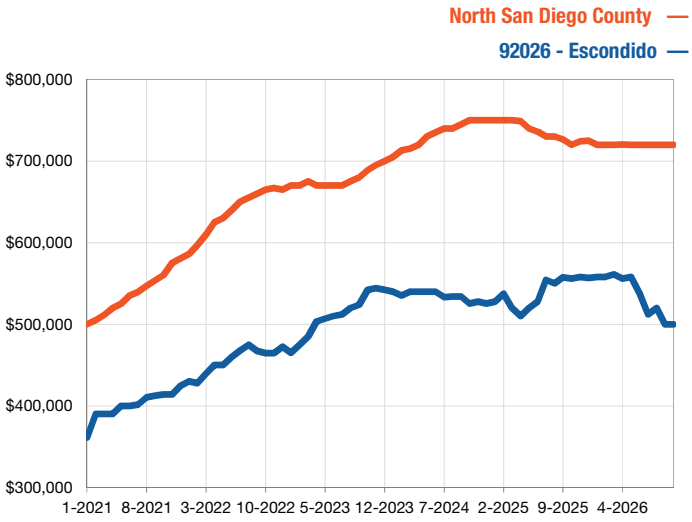
Attached Single-Family	October			Rolling 12 Months		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	14	**9**	- 35.7%	140	**143**	+ 2.1%
Pending Sales	6	**3**	- 50.0%	80	**92**	+ 15.0%
Closed Sales	9	**4**	- 55.6%	81	**92**	+ 13.6%
Days on Market Until Sale	79	**93**	+ 17.7%	38	**46**	+ 21.1%
Median Sales Price*	$385,000	**$502,500**	+ 30.5%	$556,000	**$500,000**	- 10.1%
Average Sales Price*	$496,322	**$537,000**	+ 8.2%	$540,378	**$514,868**	- 4.7%
Percent of Original List Price Received*	97.3%	**89.2%**	- 8.3%	98.2%	**97.4%**	- 0.8%
Percent of List Price Received*	100.1%	**99.8%**	- 0.3%	99.6%	**100.0%**	+ 0.4%
Inventory of Homes for Sale	31	**33**	+ 6.5%	--	--	--
Months Supply of Inventory	4.7	**4.3**	- 8.5%	--	--	--

* 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.

Median Sales Price – Detached Single-Family
Rolling 12-Month Calculation



Median Sales Price – Attached Single-Family
Rolling 12-Month Calculation



Current as of November 4, 2026. All data from CRMLS. Report © 2026 ShowingTime Plus, LLC.