Local Market Update for October 2026

Provided by the North San Diego County REALTORS®.

NORTH SAN DIEGO COUNTY REALTORS®
HOMEDEX
Market Statistics

92027 - Escondido

North San Diego County

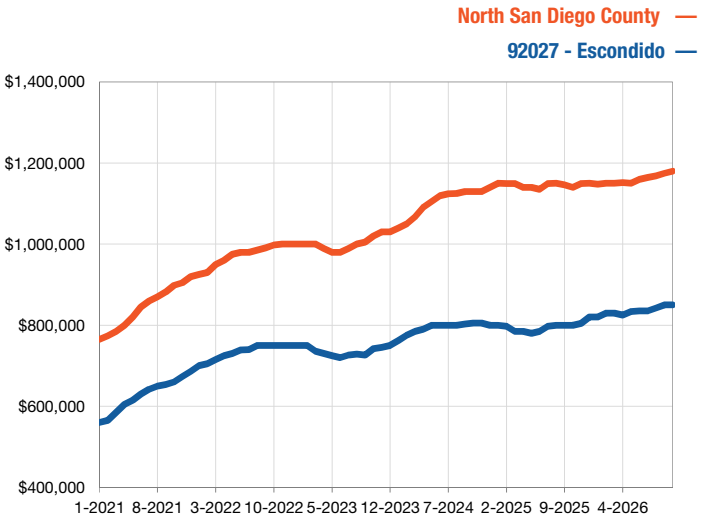
Detached Single-Family	October			Rolling 12 Months		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	34	**32**	- 5.9%	450	**448**	- 0.4%
Pending Sales	24	**21**	- 12.5%	313	**311**	- 0.6%
Closed Sales	29	**15**	- 48.3%	310	**308**	- 0.6%
Days on Market Until Sale	36	**37**	+ 2.8%	30	**27**	- 10.0%
Median Sales Price*	$830,000	**$817,500**	- 1.5%	$800,000	**$850,000**	+ 6.3%
Average Sales Price*	$839,321	**$945,416**	+ 12.6%	$861,798	**$915,141**	+ 6.2%
Percent of Original List Price Received*	93.8%	**96.5%**	+ 2.9%	97.8%	**98.6%**	+ 0.8%
Percent of List Price Received*	96.1%	**99.8%**	+ 3.9%	99.1%	**99.6%**	+ 0.5%
Inventory of Homes for Sale	66	**56**	- 15.2%	--	--	--
Months Supply of Inventory	2.5	**2.2**	- 12.0%	--	--	--

* 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.

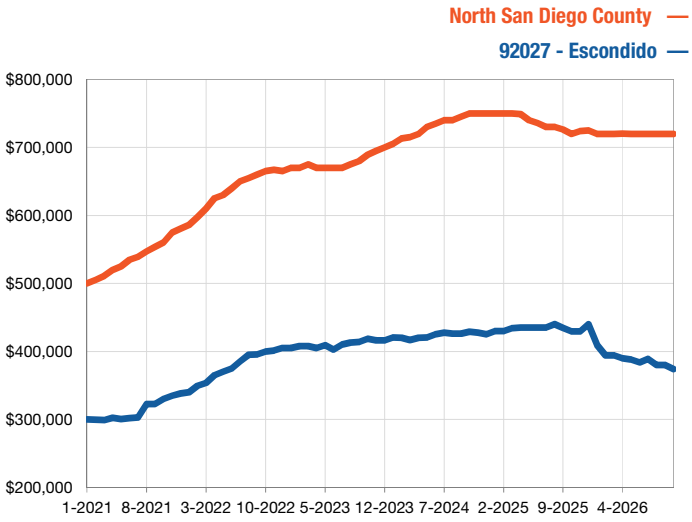
Attached Single-Family	October			Rolling 12 Months		
Key Metrics	**2025**	**2026**	Percent Change	**Thru 10-2025**	**Thru 10-2026**	Percent Change
New Listings	10	**5**	- 50.0%	114	**81**	- 28.9%
Pending Sales	4	**1**	- 75.0%	58	**41**	- 29.3%
Closed Sales	3	**1**	- 66.7%	60	**41**	- 31.7%
Days on Market Until Sale	50	**81**	+ 62.0%	31	**42**	+ 35.5%
Median Sales Price*	$440,000	**$316,000**	- 28.2%	$429,500	**$374,000**	- 12.9%
Average Sales Price*	$472,333	**$316,000**	- 33.1%	$442,568	**$389,179**	- 12.1%
Percent of Original List Price Received*	101.0%	**91.6%**	- 9.3%	98.3%	**96.9%**	- 1.4%
Percent of List Price Received*	99.5%	**98.8%**	- 0.7%	99.6%	**99.5%**	- 0.1%
Inventory of Homes for Sale	23	**14**	- 39.1%	--	--	--
Months Supply of Inventory	4.8	**4.1**	- 14.6%	--	--	--

* 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.

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.