

Escondido 92025

ZIP code · CA · California > San Diego County > Escondido

BUYER'S MARKET

\$862K

MEDIAN SALE PRICE

-8.5%

1-YR CHANGE

297

SALES (12 MO)

\$804K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



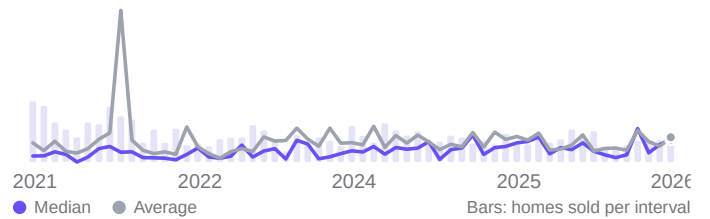
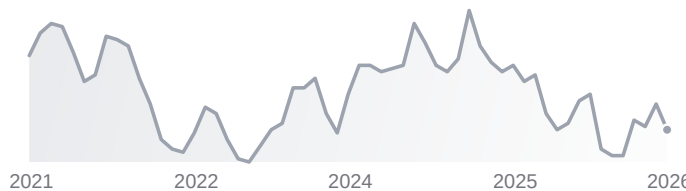
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

38 / 100

Sale prices

Median \$955K · Average \$991K

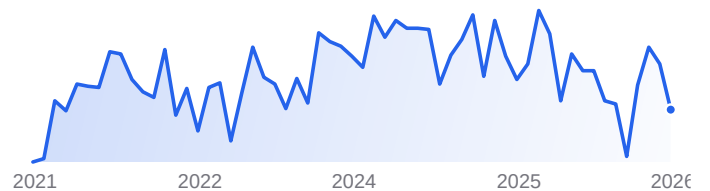
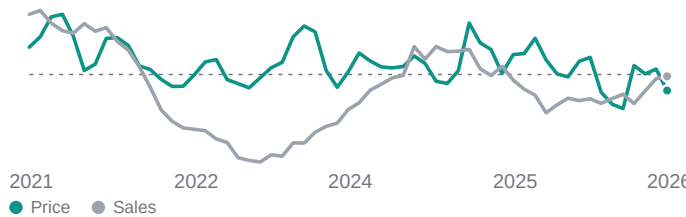


Growth (year over year)

Price -8.5% · Sales -1.0%

Price per square foot

\$438/ft²

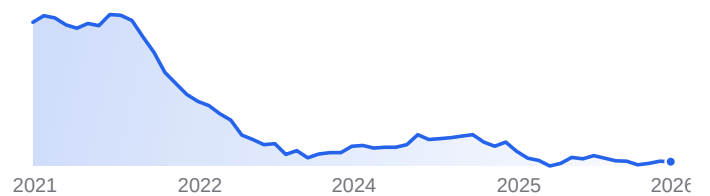
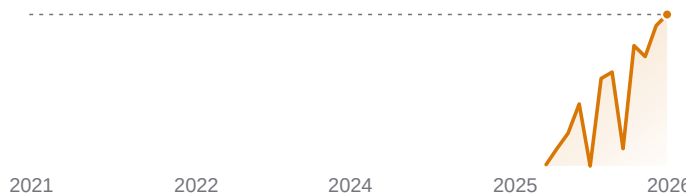


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

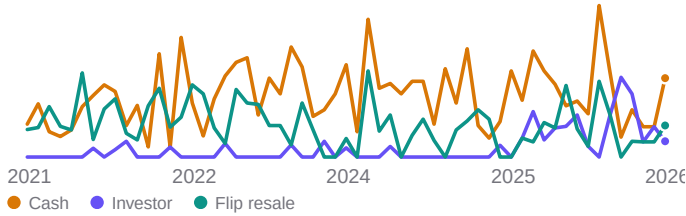
3.0%



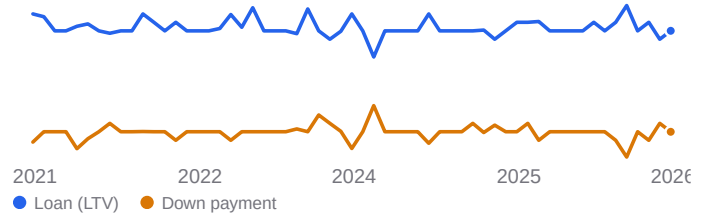
BUYERS & OUTCOMES

Buyer mix

Cash 21% · Investor 4.2% · Flip resale 8.3%

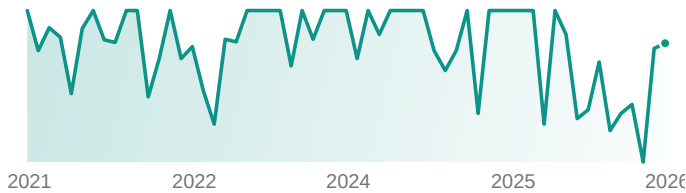


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



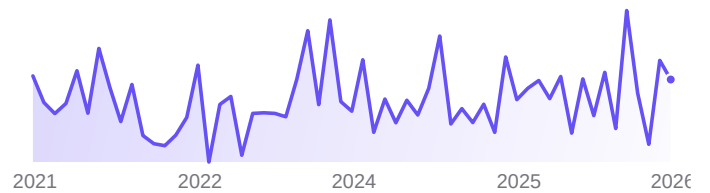
Sellers who sold at a gain

95%



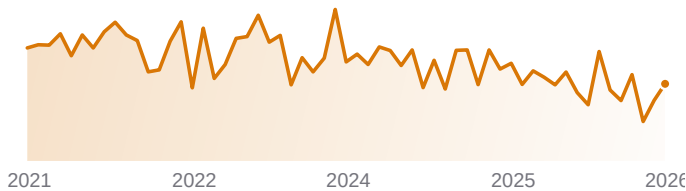
Typical hold before selling

9.9 yrs



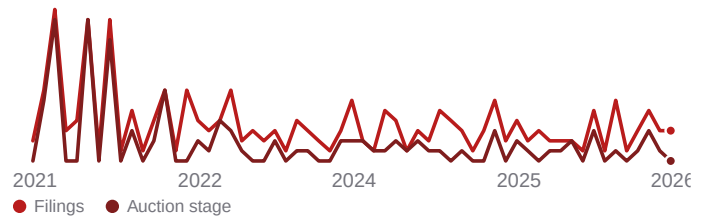
Median annualized return at resale

+5.6%



Preforeclosure filings

Filings 3 · Auction stage 0



HOUSING STOCK

Homes	9,771
Median value (AVM)	\$804K
Median size	1,727 ft²
Median bedrooms	3
Median year built	1978
Single family	68%
Condos	17%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.0%
Owner occupied	67%
Company owned	48%
Median loan-to-value	47%

Typical ownership tenure

15.5 yrs

COMMUNITY

Population	50,931
Density	2,244 / mi²
Median household income	\$85K
Average household income	\$110K
Crime index (US avg 100)	98
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	193
Homes occupied	96%
Bachelor's or higher	22%
Poverty rate	15.9%
Unemployment	1.4%
Average temp	63°F
Annual precip	16 in
Sunshine	68%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.