

Escondido 92026

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

BALANCED MARKET

\$780K

MEDIAN SALE PRICE

-1.9%

1-YR CHANGE

601

SALES (12 MO)

\$812K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



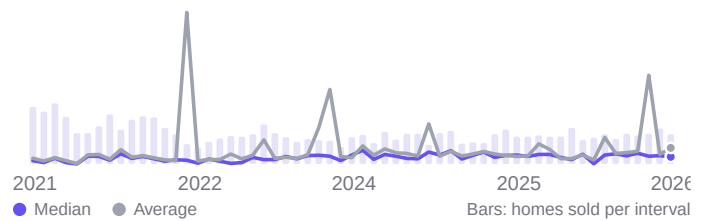
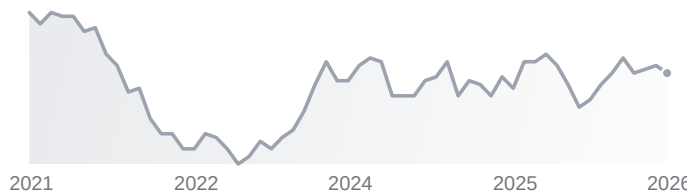
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

46 / 100

Sale prices

Median \$769K · Average \$922K

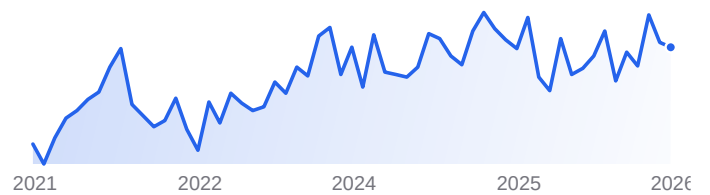
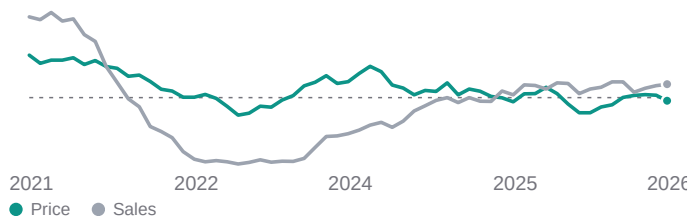


Growth (year over year)

Price -1.9% · Sales +8.1%

Price per square foot

\$469/ft²

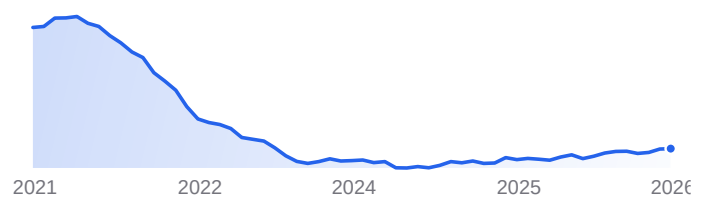
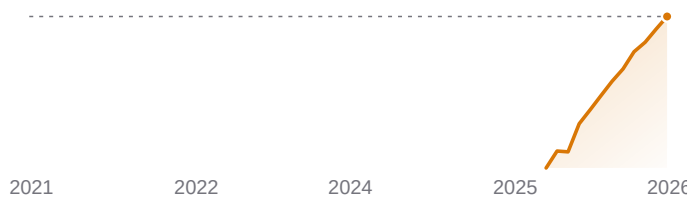


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

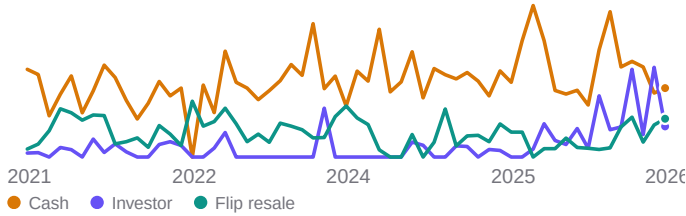
1.5%



BUYERS & OUTCOMES

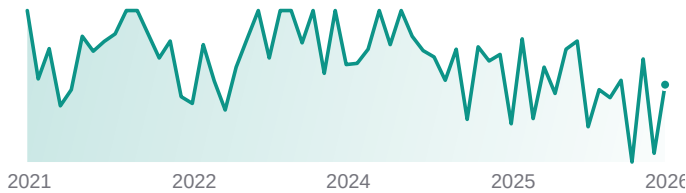
Buyer mix

Cash 18% · Investor 7.8% · Flip resale 9.8%



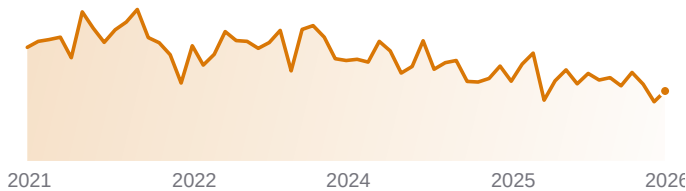
Sellers who sold at a gain

94%

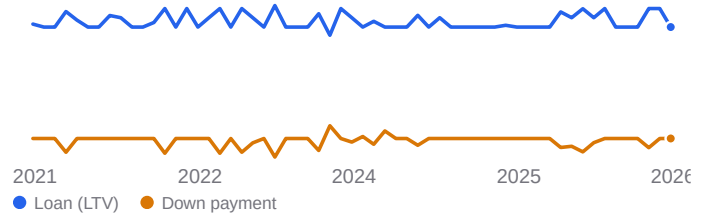


Median annualized return at resale

+4.7%

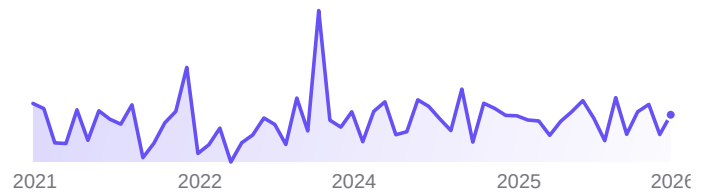


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



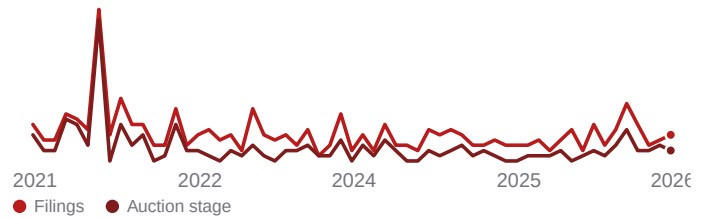
Typical hold before selling

9.2 yrs



Preforeclosure filings

Filings 5 · Auction stage 2



HOUSING STOCK

Homes	41,388
Median value (AVM)	\$812K
Median size	1,395 ft²
Median bedrooms	3
Median year built	1986
Single family	28%
Condos	3.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	1.4%
Owner occupied	28%
Company owned	70%
Median loan-to-value	47%

Typical ownership tenure

18.1 yrs

COMMUNITY

Population	52,940
Density	1,462 / mi²
Median household income	\$94K
Average household income	\$118K
Crime index (US avg 100)	88
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	206
Homes occupied	95%
Bachelor's or higher	20%
Poverty rate	9.2%
Unemployment	1.4%
Average temp	63°F
Annual precip	17 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.