Shea REALTY GROUP | COMPASS

Escondido

City of Escondido

Every month I pull the single-family homes sold across Escondido, so you can see what is really happening on your streets. The four numbers below cover the last 12 months, compared with the 12 months before.

$883,990
MEDIAN SALE PRICE
up 1.4% vs. prior 12 months

$491
PRICE PER SQ FT
down 4.0% vs. prior 12 months

715
HOMES SOLD
708 in the prior 12 months

40 days
ON THE MARKET
median for the 125 homes for sale now

Most recent sales

ADDRESS	BEDS / BATHS	SQ FT	SOLD PRICE	$ / SQ FT	SOLD
2414 Heatherwood Ct	2 / 2	1,035	$730,000	$705	Oct 27
2073 Ginny Ln	3 / 2.5	2,545	$1,105,000	$434	Oct 27
563 Chandler Ct	5 / 3	2,970	$1,125,000	$379	Oct 27
610 W 11th Ave	3 / 2	1,444	$705,000	$488	Oct 23
399 Amparo Dr	5 / 4	3,769	$1,450,000	$385	Oct 23
218 N Hayden Dr	3 / 2	1,066	$740,000	$694	Oct 22
2016 Badger Gln	3 / 2.5	1,345	$830,000	$617	Oct 22
1433 El Cielo Ln	4 / 3	1,822	$935,000	$513	Oct 21
Plus 159 more sales in the last 3 months.					

FOR SALE RIGHT NOW
125 homes · median asking $974,900 · median 40 days on the market

CONDOS & TOWNHOMES, LAST 12 MONTHS
223 sold · median $500,000 · $450/sq ft · 68 for sale now

My read on the month

Price per square foot in Escondido eased a little this year, and more homes changed hands (715 sold, up from 708). There are 125 houses for sale today, about 2.1 months of supply at this year's pace, so a well-prepared home still stands out. If you are curious what yours would bring, I'm happy to give you my honest opinion, no pressure.

Jon

Data: closed sales and active listings from the San Diego MLS (SDMLS) and California Regional MLS (CRMLS), pulled Oct 29, 2026. Information deemed reliable but not guaranteed. Single-family homes unless noted. Some listings may be left out under MLS rules.

Jon Shea · Broker · DRE #01844475 · Shea Realty Group at Compass. Compass is a real estate broker licensed by the State of California and abides by Equal Housing Opportunity laws. This is not intended to solicit property already listed with another broker.

THIS WINTER

Getting your home ready for El Niño

NOAA gives better than 83% odds of a strong to very strong El Niño this winter, and its outlook leans wetter than normal for Southern California. Here is what I would do before the first big storm:

- **Clean gutters and downspouts**, and extend downspouts a few feet away from the foundation.
- **Walk the roof.** Look for cracked or slipped tiles and worn flashing around vents and chimneys.
- **Clear yard drains and brow ditches**, especially on slope and hillside lots.
- **Check the grading.** Soil should slope away from the house so water drains out, not in.
- **Cover bare slopes** with mulch, jute netting or plants to slow erosion.
- **Review your insurance.** Standard homeowners policies do not cover flooding, and a flood policy usually takes 30 days to start.
- **During major rain events**, the City of Escondido has offered free sand and empty bags at Kit Carson Park. Check escondido.gov before you go.

WHEN IT'S TIME TO SELL

What makes your home worth more

What I see work for sellers in Escondido:

- **Fix what pays you back.** Before spending a dollar, find out which repairs buyers pay for and which ones you can leave alone.
- **Stage it.** Staged homes photograph better and show better. One of my sellers in Escondido got an offer over asking the same day as the open house.
- **Price it from your own street.** The right number comes from recent sales like the ones on the front of this page.
- **Check any cash offer first.** My parents got a letter offering $961,351 for their home. I had just sold a less upgraded model match on the same street for $1,516,445.
- **Time it with the market.** With few homes for sale, a well-prepared listing gets the attention. Sometimes the honest answer is to wait, and I will tell you that too.

Want the number for your home?

Book a free 15-minute personal walk-through. I come to your home and give you a real number, a list of what is worth fixing and an honest read on your timing. No obligation.

Book my walk-through

Call or text me: (858) 354-5103

I was born and raised in Rancho Bernardo, just down the road, and I'm raising my family there. If you ever have a question about your home, my phone is always on. **Jon Shea**, Broker, Shea Realty Group at Compass

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