

Local Market Update for May 2020

A Research Tool Provided by the Greater San Diego Association of REALTORS®

92027

Escondido East

Single Family	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	60	45	- 25.0%	264	199	- 24.6%
Pending Sales	43	59	+ 37.2%	194	163	- 16.0%
Closed Sales	46	19	- 58.7%	169	123	- 27.2%
Median Sales Price*	\$500,000	\$549,000	+ 9.8%	\$499,000	\$545,000	+ 9.2%
Percent of Original List Price Received*	98.8%	99.5%	+ 0.7%	98.2%	100.0%	+ 1.8%
Days on Market Until Sale	32	19	- 40.6%	35	24	- 31.4%
Inventory of Homes for Sale	75	32	- 57.3%	--	--	--
Months Supply of Inventory	2.0	0.9	- 55.0%	--	--	--

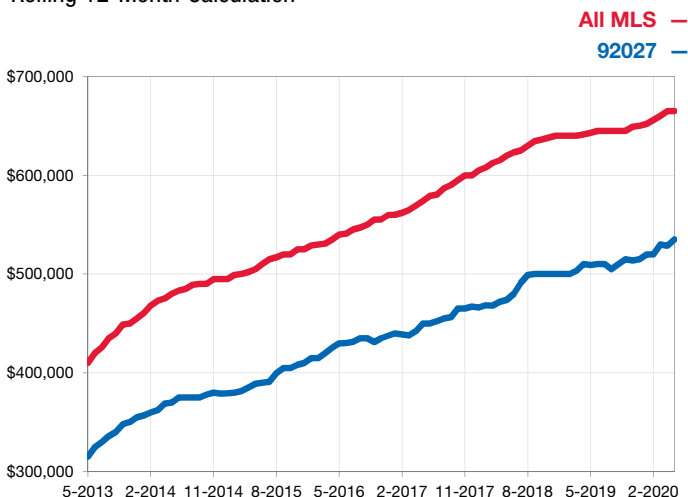
* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo	May			Year to Date		
Key Metrics	2019	2020	Percent Change	Thru 5-2019	Thru 5-2020	Percent Change
New Listings	9	15	+ 66.7%	41	54	+ 31.7%
Pending Sales	5	7	+ 40.0%	39	40	+ 2.6%
Closed Sales	8	7	- 12.5%	35	32	- 8.6%
Median Sales Price*	\$262,000	\$359,000	+ 37.0%	\$274,000	\$307,500	+ 12.2%
Percent of Original List Price Received*	99.7%	99.1%	- 0.6%	98.1%	98.3%	+ 0.2%
Days on Market Until Sale	18	18	0.0%	33	22	- 33.3%
Inventory of Homes for Sale	9	11	+ 22.2%	--	--	--
Months Supply of Inventory	1.3	1.4	+ 7.7%	--	--	--

* 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 – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

