

# Local Market Update for October 2021

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

## 92025

Escondido South

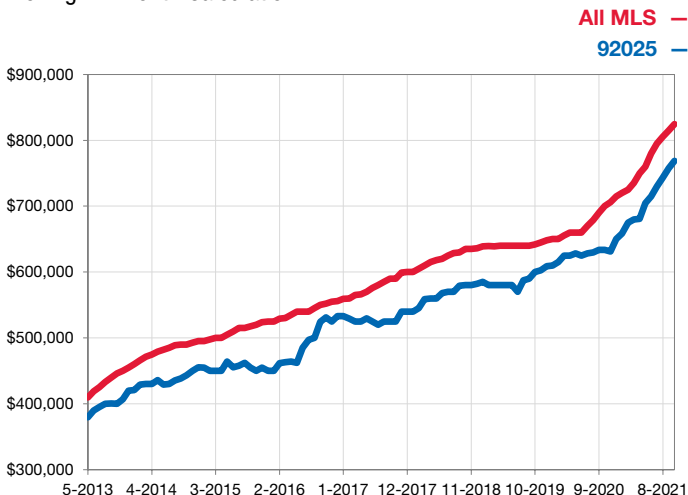
Single Family	October			Year to Date		
	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
<b>Key Metrics</b>						
New Listings	34	35	+ 2.9%	332	369	+ 11.1%
Pending Sales	27	25	- 7.4%	269	306	+ 13.8%
Closed Sales	27	31	+ 14.8%	265	306	+ 15.5%
Median Sales Price*	\$715,000	<b>\$910,000</b>	+ 27.3%	\$640,000	<b>\$800,000</b>	+ 25.0%
Percent of Original List Price Received*	101.6%	<b>101.0%</b>	- 0.6%	99.4%	<b>103.8%</b>	+ 4.4%
Days on Market Until Sale	13	26	+ 100.0%	32	20	- 37.5%
Inventory of Homes for Sale	38	31	- 18.4%	--	--	--
Months Supply of Inventory	1.4	1.0	- 28.6%	--	--	--

\* 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.

Townhouse-Condo	October			Year to Date		
	2020	2021	Percent Change	Thru 10-2020	Thru 10-2021	Percent Change
<b>Key Metrics</b>						
New Listings	17	5	- 70.6%	102	133	+ 30.4%
Pending Sales	17	6	- 64.7%	84	123	+ 46.4%
Closed Sales	11	18	+ 63.6%	72	123	+ 70.8%
Median Sales Price*	\$405,000	<b>\$446,750</b>	+ 10.3%	\$351,500	<b>\$410,000</b>	+ 16.6%
Percent of Original List Price Received*	98.4%	<b>102.0%</b>	+ 3.7%	98.4%	<b>102.9%</b>	+ 4.6%
Days on Market Until Sale	14	18	+ 28.6%	29	16	- 44.8%
Inventory of Homes for Sale	16	3	- 81.3%	--	--	--
Months Supply of Inventory	1.9	0.3	- 84.2%	--	--	--

\* 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

