

Local Market Update for March 2024

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

92025

Escondido South

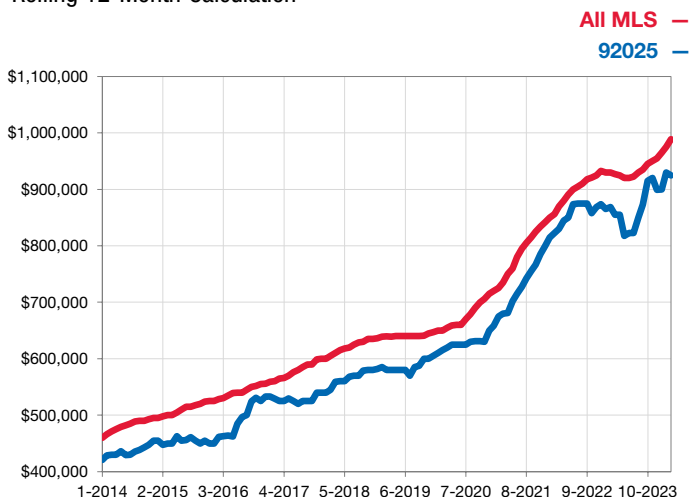
Single Family	March			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	21	18	- 14.3%	59	60	+ 1.7%
Pending Sales	15	10	- 33.3%	43	43	0.0%
Closed Sales	14	12	- 14.3%	34	40	+ 17.6%
Median Sales Price*	\$840,000	\$854,500	+ 1.7%	\$795,000	\$942,500	+ 18.6%
Percent of Original List Price Received*	95.1%	97.1%	+ 2.1%	97.6%	100.5%	+ 3.0%
Days on Market Until Sale	65	19	- 70.8%	54	23	- 57.4%
Inventory of Homes for Sale	25	23	- 8.0%	--	--	--
Months Supply of Inventory	1.5	1.6	+ 6.7%	--	--	--

* 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.

Townhouse-Condo	March			Year to Date		
Key Metrics	2023	2024	Percent Change	Thru 3-2023	Thru 3-2024	Percent Change
New Listings	12	10	- 16.7%	24	21	- 12.5%
Pending Sales	7	3	- 57.1%	23	18	- 21.7%
Closed Sales	9	6	- 33.3%	18	26	+ 44.4%
Median Sales Price*	\$552,000	\$736,214	+ 33.4%	\$475,000	\$667,500	+ 40.5%
Percent of Original List Price Received*	100.3%	103.6%	+ 3.3%	94.5%	101.5%	+ 7.4%
Days on Market Until Sale	43	24	- 44.2%	60	23	- 61.7%
Inventory of Homes for Sale	11	9	- 18.2%	--	--	--
Months Supply of Inventory	1.8	1.3	- 27.8%	--	--	--

* 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

