

# Local Market Update for January 2019

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

## 92025

Escondido South

### Single Family

Key Metrics	January			Year to Date		
	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
New Listings	36	38	+ 5.6%	36	38	+ 5.6%
Pending Sales	24	17	- 29.2%	24	17	- 29.2%
Closed Sales	21	19	- 9.5%	21	19	- 9.5%
Median Sales Price*	\$480,000	\$550,000	+ 14.6%	\$480,000	\$550,000	+ 14.6%
Percent of Original List Price Received*	95.3%	95.5%	+ 0.2%	95.3%	95.5%	+ 0.2%
Days on Market Until Sale	45	35	- 22.2%	45	35	- 22.2%
Inventory of Homes for Sale	47	53	+ 12.8%	--	--	--
Months Supply of Inventory	1.8	2.2	+ 22.2%	--	--	--

\* 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.

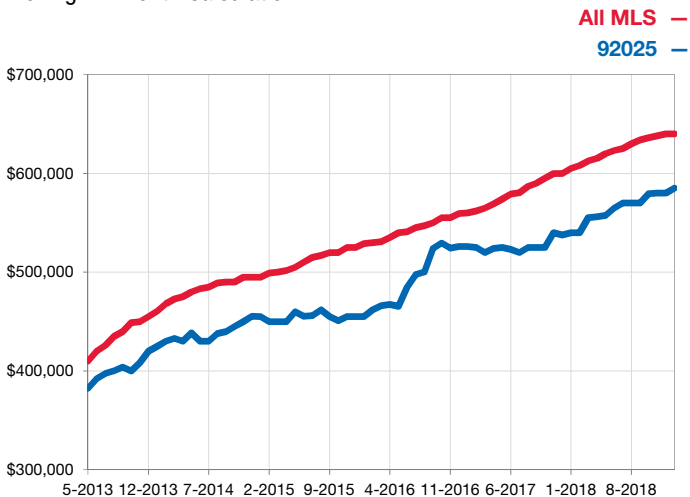
### Townhouse-Condo

Key Metrics	January			Year to Date		
	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
New Listings	6	12	+ 100.0%	6	12	+ 100.0%
Pending Sales	5	4	- 20.0%	5	4	- 20.0%
Closed Sales	7	2	- 71.4%	7	2	- 71.4%
Median Sales Price*	\$350,000	\$285,000	- 18.6%	\$350,000	\$285,000	- 18.6%
Percent of Original List Price Received*	101.1%	93.9%	- 7.1%	101.1%	93.9%	- 7.1%
Days on Market Until Sale	13	100	+ 669.2%	13	100	+ 669.2%
Inventory of Homes for Sale	8	15	+ 87.5%	--	--	--
Months Supply of Inventory	1.1	2.4	+ 118.2%	--	--	--

\* 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

