

Local Market Update for May 2025

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

92025

Escondido South

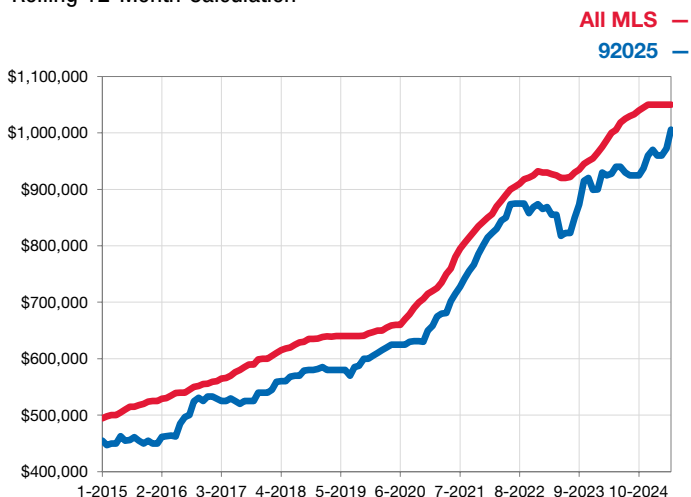
Detached	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	32	27	- 15.6%	120	113	- 5.8%
Pending Sales	22	13	- 40.9%	81	73	- 9.9%
Closed Sales	23	10	- 56.5%	76	64	- 15.8%
Median Sales Price*	\$935,000	\$1,312,000	+ 40.3%	\$925,000	\$1,096,000	+ 18.5%
Percent of Original List Price Received*	99.8%	98.5%	- 1.3%	100.3%	99.1%	- 1.2%
Days on Market Until Sale	23	42	+ 82.6%	23	35	+ 52.2%
Inventory of Homes for Sale	32	51	+ 59.4%	--	--	--
Months Supply of Inventory	2.2	3.3	+ 50.0%	--	--	--

* 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.

Attached	May			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 5-2024	Thru 5-2025	Percent Change
New Listings	12	9	- 25.0%	49	45	- 8.2%
Pending Sales	8	3	- 62.5%	38	27	- 28.9%
Closed Sales	14	6	- 57.1%	44	27	- 38.6%
Median Sales Price*	\$575,500	\$520,000	- 9.6%	\$627,622	\$535,000	- 14.8%
Percent of Original List Price Received*	101.2%	97.6%	- 3.6%	100.8%	97.2%	- 3.6%
Days on Market Until Sale	35	27	- 22.9%	26	35	+ 34.6%
Inventory of Homes for Sale	17	17	0.0%	--	--	--
Months Supply of Inventory	2.5	2.9	+ 16.0%	--	--	--

* 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.

Median Sales Price – Single Family Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo Rolling 12-Month Calculation

