

# Local Market Update for February 2025

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

## 92025

### Escondido South

#### Single Family

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	22	13	- 40.9%	44	31	- 29.5%
Pending Sales	14	13	- 7.1%	32	33	+ 3.1%
Closed Sales	17	15	- 11.8%	28	26	- 7.1%
Median Sales Price*	\$1,210,000	\$1,092,000	- 9.8%	\$1,152,500	\$1,145,000	- 0.7%
Percent of Original List Price Received*	98.8%	100.0%	+ 1.2%	101.9%	100.0%	- 1.9%
Days on Market Until Sale	16	36	+ 125.0%	24	36	+ 50.0%
Inventory of Homes for Sale	20	29	+ 45.0%	--	--	--
Months Supply of Inventory	1.3	1.8	+ 38.5%	--	--	--

\* 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.

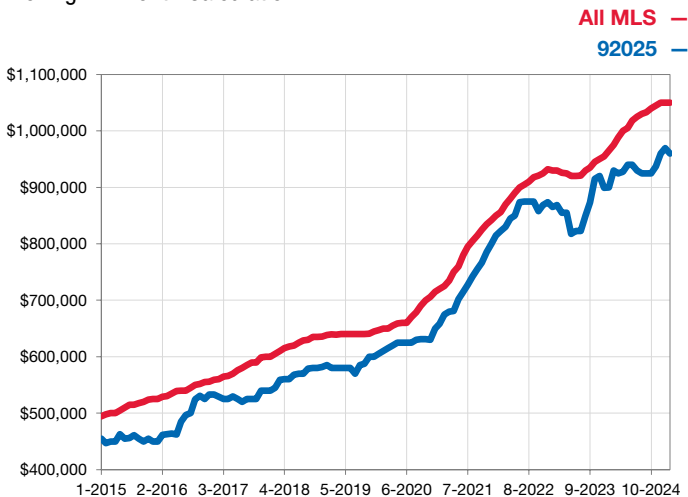
#### Townhouse-Condo

Key Metrics	February			Year to Date		
	2024	2025	Percent Change	Thru 2-2024	Thru 2-2025	Percent Change
New Listings	2	5	+ 150.0%	11	12	+ 9.1%
Pending Sales	5	11	+ 120.0%	15	15	0.0%
Closed Sales	12	6	- 50.0%	20	10	- 50.0%
Median Sales Price*	\$630,950	\$497,000	- 21.2%	\$634,810	\$514,500	- 19.0%
Percent of Original List Price Received*	101.2%	96.9%	- 4.2%	100.8%	96.4%	- 4.4%
Days on Market Until Sale	25	31	+ 24.0%	23	42	+ 82.6%
Inventory of Homes for Sale	5	9	+ 80.0%	--	--	--
Months Supply of Inventory	0.7	1.3	+ 85.7%	--	--	--

\* 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

