

Local Market Update for October 2018

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

92025

Escondido South

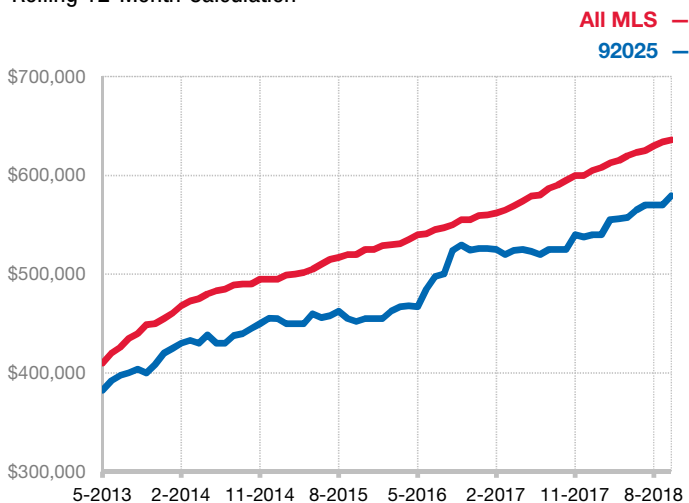
Single Family	October			Year to Date		
	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
Key Metrics						
New Listings	37	32	- 13.5%	420	389	- 7.4%
Pending Sales	28	25	- 10.7%	285	264	- 7.4%
Closed Sales	32	20	- 37.5%	293	253	- 13.7%
Median Sales Price*	\$525,250	\$518,500	- 1.3%	\$531,900	\$580,000	+ 9.0%
Percent of Original List Price Received*	95.0%	97.5%	+ 2.6%	96.8%	97.2%	+ 0.4%
Days on Market Until Sale	27	42	+ 55.6%	31	30	- 3.2%
Inventory of Homes for Sale	58	62	+ 6.9%	--	--	--
Months Supply of Inventory	2.0	2.5	+ 25.0%	--	--	--

* 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.

Townhouse-Condo	October			Year to Date		
	2017	2018	Percent Change	Thru 10-2017	Thru 10-2018	Percent Change
Key Metrics						
New Listings	7	16	+ 128.6%	85	93	+ 9.4%
Pending Sales	5	10	+ 100.0%	72	70	- 2.8%
Closed Sales	9	5	- 44.4%	73	66	- 9.6%
Median Sales Price*	\$318,000	\$320,000	+ 0.6%	\$330,000	\$320,000	- 3.0%
Percent of Original List Price Received*	96.8%	97.8%	+ 1.0%	98.6%	99.4%	+ 0.8%
Days on Market Until Sale	41	19	- 53.7%	25	20	- 20.0%
Inventory of Homes for Sale	8	19	+ 137.5%	--	--	--
Months Supply of Inventory	1.2	2.8	+ 133.3%	--	--	--

* 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

