

Local Market Update for June 2025

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

92027

Escondido East

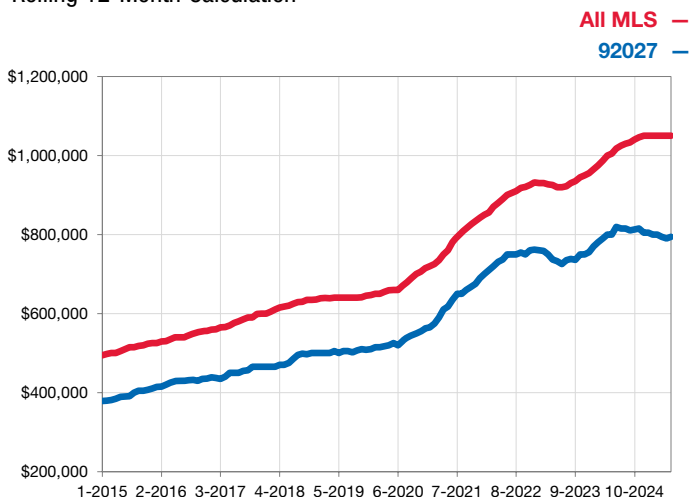
Detached	June			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	39	38	- 2.6%	208	233	+ 12.0%
Pending Sales	29	27	- 6.9%	156	158	+ 1.3%
Closed Sales	24	24	0.0%	142	153	+ 7.7%
Median Sales Price*	\$823,500	\$972,500	+ 18.1%	\$830,000	\$800,000	- 3.6%
Percent of Original List Price Received*	100.0%	98.1%	- 1.9%	100.6%	98.5%	- 2.1%
Days on Market Until Sale	21	42	+ 100.0%	21	38	+ 81.0%
Inventory of Homes for Sale	44	60	+ 36.4%	--	--	--
Months Supply of Inventory	2.0	2.6	+ 30.0%	--	--	--

* 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	June			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 6-2024	Thru 6-2025	Percent Change
New Listings	4	12	+ 200.0%	44	67	+ 52.3%
Pending Sales	4	4	0.0%	30	37	+ 23.3%
Closed Sales	6	6	0.0%	35	38	+ 8.6%
Median Sales Price*	\$473,000	\$407,500	- 13.8%	\$430,000	\$517,500	+ 20.3%
Percent of Original List Price Received*	98.2%	93.8%	- 4.5%	99.5%	99.4%	- 0.1%
Days on Market Until Sale	39	37	- 5.1%	39	36	- 7.7%
Inventory of Homes for Sale	14	24	+ 71.4%	--	--	--
Months Supply of Inventory	2.8	4.8	+ 71.4%	--	--	--

* 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

