

# Local Market Update for July 2018

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

## 92027

Escondido East

Single Family	July			Year to Date		
	2017	2018	Percent Change	Thru 7-2017	Thru 7-2018	Percent Change
<b>Key Metrics</b>						
New Listings	75	60	- 20.0%	427	408	- 4.4%
Pending Sales	41	48	+ 17.1%	285	301	+ 5.6%
Closed Sales	46	47	+ 2.2%	282	287	+ 1.8%
Median Sales Price*	\$471,500	\$550,000	+ 16.6%	\$466,750	\$500,000	+ 7.1%
Percent of Original List Price Received*	98.0%	98.7%	+ 0.7%	98.4%	98.4%	0.0%
Days on Market Until Sale	26	25	- 3.8%	28	27	- 3.6%
Inventory of Homes for Sale	103	80	- 22.3%	--	--	--
Months Supply of Inventory	2.5	1.9	- 24.0%	--	--	--

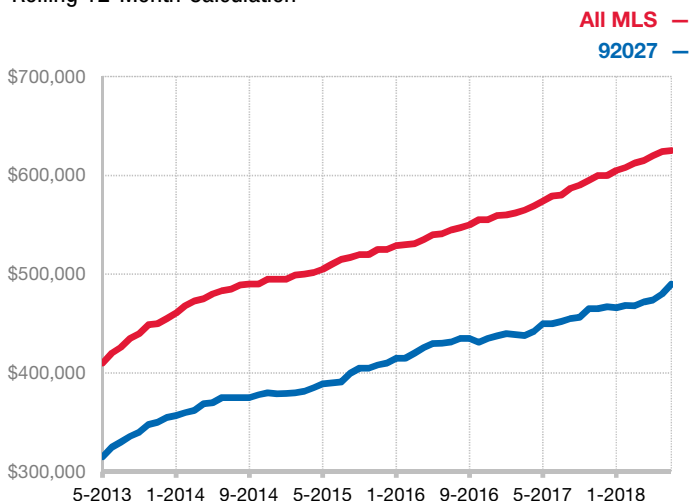
\* Does not account for sale concessions and/or downpayment assistance. | Percent changes are calculated using rounded figures and can sometimes look extreme due to small sample size.

Townhouse-Condo	July			Year to Date		
	2017	2018	Percent Change	Thru 7-2017	Thru 7-2018	Percent Change
<b>Key Metrics</b>						
New Listings	14	14	0.0%	67	79	+ 17.9%
Pending Sales	7	13	+ 85.7%	48	60	+ 25.0%
Closed Sales	4	9	+ 125.0%	51	52	+ 2.0%
Median Sales Price*	\$276,000	\$343,000	+ 24.3%	\$226,000	\$312,500	+ 38.3%
Percent of Original List Price Received*	100.0%	99.1%	- 0.9%	98.7%	99.4%	+ 0.7%
Days on Market Until Sale	11	16	+ 45.5%	26	18	- 30.8%
Inventory of Homes for Sale	15	14	- 6.7%	--	--	--
Months Supply of Inventory	2.0	1.8	- 10.0%	--	--	--

\* 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

