

# Local Market Update for March 2025

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

## 92027

Escondido East

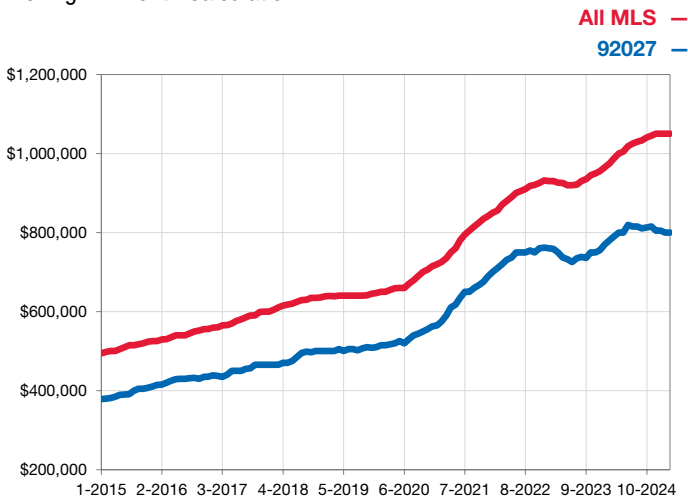
Single Family	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
<b>Key Metrics</b>						
New Listings	36	42	+ 16.7%	100	113	+ 13.0%
Pending Sales	27	32	+ 18.5%	75	78	+ 4.0%
Closed Sales	29	26	- 10.3%	66	69	+ 4.5%
Median Sales Price*	\$810,000	\$760,000	- 6.2%	\$800,000	\$753,500	- 5.8%
Percent of Original List Price Received*	100.8%	100.7%	- 0.1%	100.7%	99.0%	- 1.7%
Days on Market Until Sale	22	26	+ 18.2%	21	32	+ 52.4%
Inventory of Homes for Sale	33	52	+ 57.6%	--	--	--
Months Supply of Inventory	1.5	2.2	+ 46.7%	--	--	--

\* 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.

Townhouse-Condo	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
<b>Key Metrics</b>						
New Listings	7	8	+ 14.3%	17	37	+ 117.6%
Pending Sales	5	11	+ 120.0%	17	29	+ 70.6%
Closed Sales	8	5	- 37.5%	20	21	+ 5.0%
Median Sales Price*	\$403,000	\$565,000	+ 40.2%	\$425,500	\$505,000	+ 18.7%
Percent of Original List Price Received*	98.0%	100.1%	+ 2.1%	99.2%	100.2%	+ 1.0%
Days on Market Until Sale	65	34	- 47.7%	42	40	- 4.8%
Inventory of Homes for Sale	6	17	+ 183.3%	--	--	--
Months Supply of Inventory	1.2	3.1	+ 158.3%	--	--	--

\* 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

