

Local Market Update for January 2019

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

92027

Escondido East

Single Family

Key Metrics	January			Year to Date		
	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
New Listings	42	47	+ 11.9%	42	47	+ 11.9%
Pending Sales	35	39	+ 11.4%	35	39	+ 11.4%
Closed Sales	41	23	- 43.9%	41	23	- 43.9%
Median Sales Price*	\$450,000	\$480,000	+ 6.7%	\$450,000	\$480,000	+ 6.7%
Percent of Original List Price Received*	97.9%	95.8%	- 2.1%	97.9%	95.8%	- 2.1%
Days on Market Until Sale	30	60	+ 100.0%	30	60	+ 100.0%
Inventory of Homes for Sale	50	64	+ 28.0%	--	--	--
Months Supply of Inventory	1.2	1.7	+ 41.7%	--	--	--

* 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.

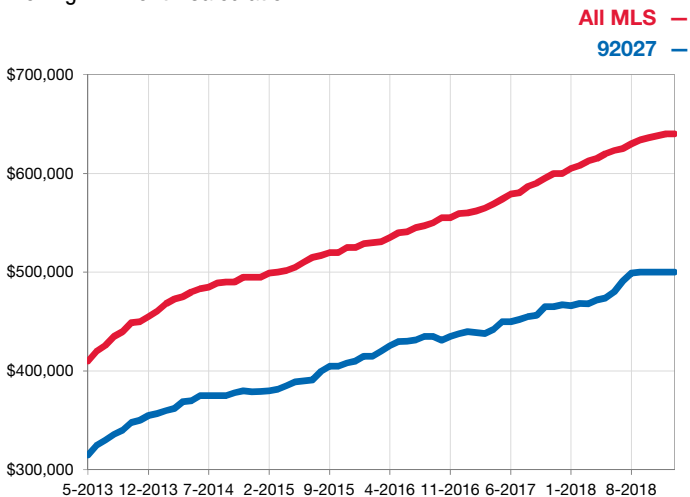
Townhouse-Condo

Key Metrics	January			Year to Date		
	2018	2019	Percent Change	Thru 1-2018	Thru 1-2019	Percent Change
New Listings	12	9	- 25.0%	12	9	- 25.0%
Pending Sales	7	7	0.0%	7	7	0.0%
Closed Sales	8	2	- 75.0%	8	2	- 75.0%
Median Sales Price*	\$221,500	\$324,500	+ 46.5%	\$221,500	\$324,500	+ 46.5%
Percent of Original List Price Received*	99.4%	99.2%	- 0.2%	99.4%	99.2%	- 0.2%
Days on Market Until Sale	23	14	- 39.1%	23	14	- 39.1%
Inventory of Homes for Sale	8	12	+ 50.0%	--	--	--
Months Supply of Inventory	1.1	1.7	+ 54.5%	--	--	--

* 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.

Median Sales Price – Single Family

Rolling 12-Month Calculation



Median Sales Price – Townhouse-Condo

Rolling 12-Month Calculation

