

Local Market Update for September 2025

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

92025

Escondido South

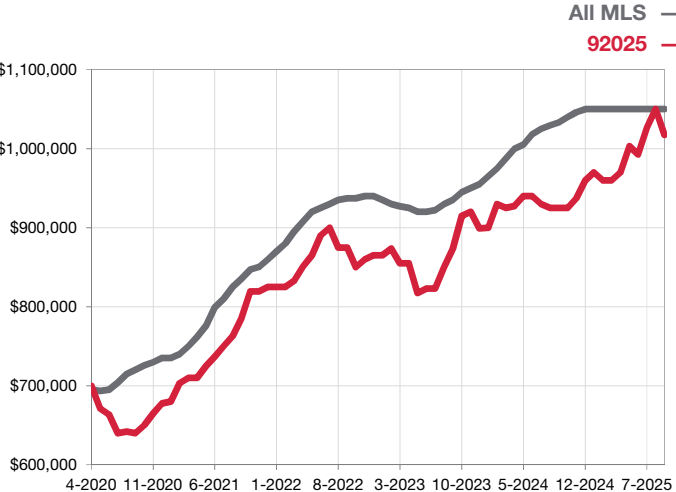
Detached	September			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	23	23	0.0%	181	225	+ 24.3%
Pending Sales	10	20	+ 100.0%	148	144	- 2.7%
Closed Sales	13	14	+ 7.7%	146	126	- 13.7%
Median Sales Price*	\$1,028,696	\$940,250	- 8.6%	\$939,500	\$1,010,000	+ 7.5%
Percent of Original List Price Received*	99.1%	99.6%	+ 0.5%	100.0%	97.6%	- 2.4%
Days on Market Until Sale	20	31	+ 55.0%	24	41	+ 70.8%
Inventory of Homes for Sale	37	41	+ 10.8%	--	--	--
Months Supply of Inventory	2.3	2.6	+ 13.0%	--	--	--

* 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	September			Year to Date		
Key Metrics	2024	2025	Percent Change	Thru 9-2024	Thru 9-2025	Percent Change
New Listings	9	12	+ 33.3%	76	95	+ 25.0%
Pending Sales	5	5	0.0%	62	46	- 25.8%
Closed Sales	3	6	+ 100.0%	67	46	- 31.3%
Median Sales Price*	\$365,000	\$530,000	+ 45.2%	\$615,000	\$542,500	- 11.8%
Percent of Original List Price Received*	98.4%	97.9%	- 0.5%	99.9%	97.6%	- 2.3%
Days on Market Until Sale	31	49	+ 58.1%	28	35	+ 25.0%
Inventory of Homes for Sale	20	30	+ 50.0%	--	--	--
Months Supply of Inventory	3.0	5.5	+ 83.3%	--	--	--

* 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

