

# Local Market Update for July 2025

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

## 92025

Escondido South

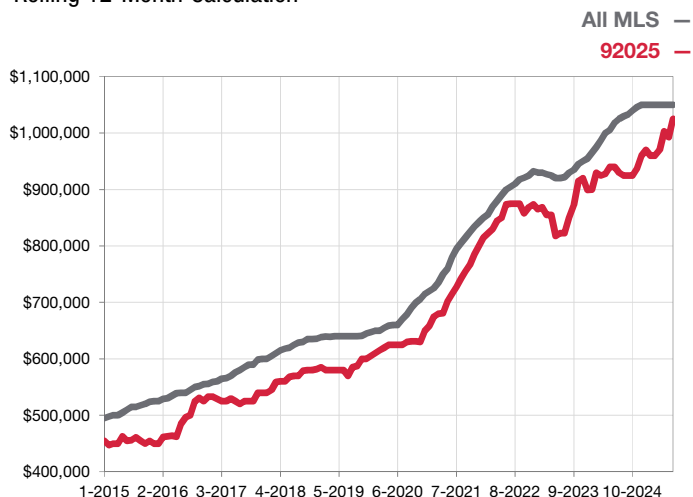
| Detached                                 | July      |             |                | Year to Date |             |                |
|--|-----------|-------------|----------------|--------------|-------------|----------------|
| Key Metrics                              | 2024      | 2025        | Percent Change | Thru 7-2024  | Thru 7-2025 | Percent Change |
| New Listings                             | 27        | 32          | + 18.5%        | 177          | 174         | - 1.7%         |
| Pending Sales                            | 23        | 15          | - 34.8%        | 123          | 102         | - 17.1%        |
| Closed Sales                             | 21        | 19          | - 9.5%         | 115          | 98          | - 14.8%        |
| Median Sales Price*                      | \$915,000 | \$1,055,000 | + 15.3%        | \$939,000    | \$1,100,000 | + 17.1%        |
| Percent of Original List Price Received* | 100.1%    | 95.6%       | - 4.5%         | 100.3%       | 98.1%       | - 2.2%         |
| Days on Market Until Sale                | 23        | 42          | + 82.6%        | 24           | 39          | + 62.5%        |
| Inventory of Homes for Sale              | 30        | 56          | + 86.7%        | --           | --          | --             |
| Months Supply of Inventory               | 1.9       | 4.0         | + 110.5%       | --           | --          | --             |

\* 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.

| Attached                                 | July      |           |                | Year to Date |             |                |
|--|-----------|-----------|----------------|--------------|-------------|----------------|
| Key Metrics                              | 2024      | 2025      | Percent Change | Thru 7-2024  | Thru 7-2025 | Percent Change |
| New Listings                             | 12        | 13        | + 8.3%         | 69           | 69          | 0.0%           |
| Pending Sales                            | 5         | 4         | - 20.0%        | 50           | 36          | - 28.0%        |
| Closed Sales                             | 6         | 4         | - 33.3%        | 57           | 35          | - 38.6%        |
| Median Sales Price*                      | \$559,500 | \$624,000 | + 11.5%        | \$619,104    | \$535,000   | - 13.6%        |
| Percent of Original List Price Received* | 95.1%     | 99.2%     | + 4.3%         | 100.0%       | 97.8%       | - 2.2%         |
| Days on Market Until Sale                | 40        | 28        | - 30.0%        | 27           | 33          | + 22.2%        |
| Inventory of Homes for Sale              | 19        | 24        | + 26.3%        | --           | --          | --             |
| Months Supply of Inventory               | 2.7       | 4.3       | + 59.3%        | --           | --          | --             |

\* 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

