

Local Market Update for August 2024

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

92025

Escondido South

Single Family

Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	21	28	+ 33.3%	156	208	+ 33.3%
Pending Sales	14	15	+ 7.1%	120	138	+ 15.0%
Closed Sales	9	16	+ 77.8%	113	131	+ 15.9%
Median Sales Price*	\$1,190,000	\$912,000	- 23.4%	\$900,000	\$935,000	+ 3.9%
Percent of Original List Price Received*	98.1%	99.1%	+ 1.0%	99.2%	100.2%	+ 1.0%
Days on Market Until Sale	29	27	- 6.9%	34	24	- 29.4%
Inventory of Homes for Sale	25	41	+ 64.0%	--	--	--
Months Supply of Inventory	1.7	2.5	+ 47.1%	--	--	--

* 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.

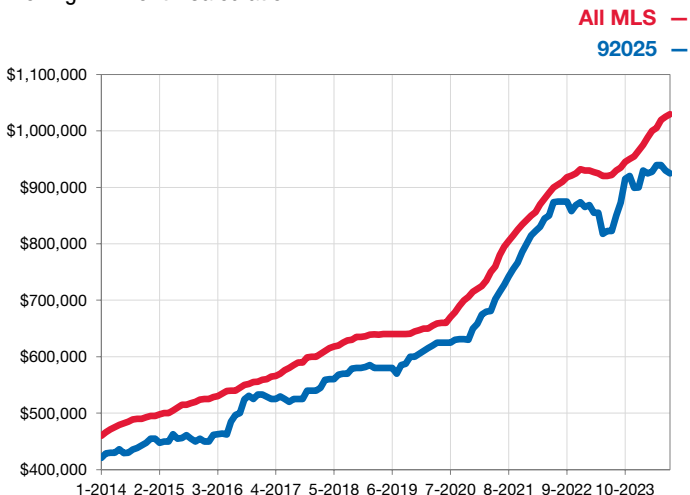
Townhouse-Condo

Key Metrics	August			Year to Date		
	2023	2024	Percent Change	Thru 8-2023	Thru 8-2024	Percent Change
New Listings	8	8	0.0%	60	77	+ 28.3%
Pending Sales	6	5	- 16.7%	61	55	- 9.8%
Closed Sales	3	6	+ 100.0%	56	63	+ 12.5%
Median Sales Price*	\$630,000	\$565,000	- 10.3%	\$495,875	\$615,000	+ 24.0%
Percent of Original List Price Received*	99.0%	100.1%	+ 1.1%	98.8%	100.0%	+ 1.2%
Days on Market Until Sale	22	42	+ 90.9%	34	28	- 17.6%
Inventory of Homes for Sale	6	21	+ 250.0%	--	--	--
Months Supply of Inventory	1.0	3.0	+ 200.0%	--	--	--

* 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

