

Local Market Update for March 2025

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

92025

Escondido South

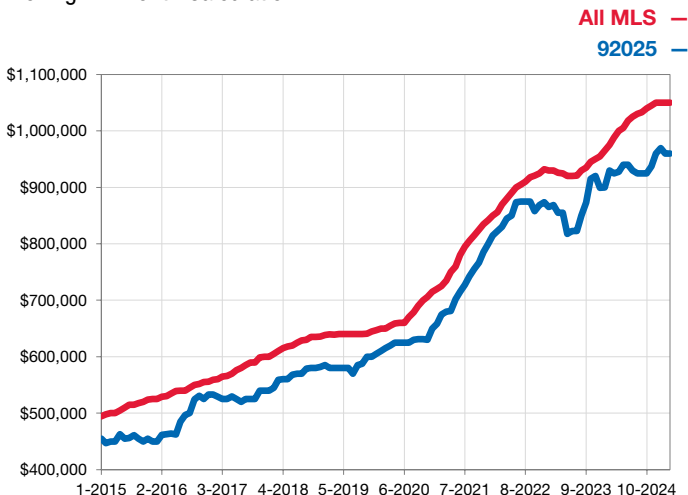
Single Family	March			Year to Date		
	2024	2025	Percent Change	Thru 3-2024	Thru 3-2025	Percent Change
Key Metrics						
New Listings	22	28	+ 27.3%	66	60	- 9.1%
Pending Sales	11	14	+ 27.3%	43	48	+ 11.6%
Closed Sales	12	12	0.0%	40	40	0.0%
Median Sales Price*	\$854,500	\$985,000	+ 15.3%	\$942,500	\$1,071,000	+ 13.6%
Percent of Original List Price Received*	97.1%	97.3%	+ 0.2%	100.5%	98.7%	- 1.8%
Days on Market Until Sale	19	33	+ 73.7%	23	35	+ 52.2%
Inventory of Homes for Sale	28	36	+ 28.6%	--	--	--
Months Supply of Inventory	1.9	2.2	+ 15.8%	--	--	--

* 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
Key Metrics						
New Listings	12	10	- 16.7%	23	23	0.0%
Pending Sales	5	4	- 20.0%	20	18	- 10.0%
Closed Sales	6	6	0.0%	26	16	- 38.5%
Median Sales Price*	\$736,214	\$605,400	- 17.8%	\$667,500	\$522,000	- 21.8%
Percent of Original List Price Received*	103.6%	98.1%	- 5.3%	101.5%	97.0%	- 4.4%
Days on Market Until Sale	24	41	+ 70.8%	23	41	+ 78.3%
Inventory of Homes for Sale	10	15	+ 50.0%	--	--	--
Months Supply of Inventory	1.4	2.3	+ 64.3%	--	--	--

* 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

